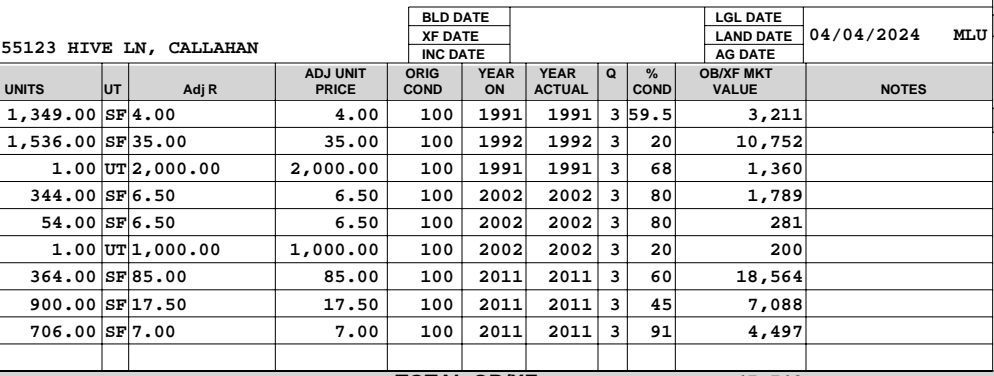


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,061	111.3200	146.94	449,783	1991	1993	0	0	15.00	85.00		
1 SNGL FAM - 100% - 2016 Heated Area: 2377 HX Base Yr 2016													



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8010.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	495	100	2023	495	61,825
BAS	1,882	100	2023	1,882	235,060
FGR	957	55	2023	526	65,697
FOP	219	30	2023	66	8,243
UOP	460	20	2023	92	11,490
TOTALS	4,013			3,061	382,316

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,349.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,211	
2	0510	GARAGE WD-	0	100	48	32	1,536.00	SF	35.00	35.00	100	1992	1992	3	20	10,752	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
4	0810	CONCRETE A	0	100	0	0	344.00	SF	6.50	6.50	100	2002	2002	3	80	1,789	
5	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50	6.50	100	2002	2002	3	80	281	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200	
7	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2011	2011	3	60	18,564	
8	0911	SCRN RM A	0	100	0	0	900.00	SF	17.50	17.50	100	2011	2011	3	45	7,088	
9	0855	CONC PAVER	0	100	0	0	706.00	SF	7.00	7.00	100	2011	2011	3	91	4,497	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE			382,316	
TOTAL MARKET OB/XF VALUE			47,742	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			485,058	
SOH/AGL Deduction			203,277	
ASSESSED VALUE			281,781	
TOTAL EXEMPTION VALUE			55,722	
BASE TAXABLE VALUE			226,059	
TOTAL JUST VALUE			485,058	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			468,156	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23467	REMODEL	1,993	04/01/2010
8020	NEW CONSTR	26,112	04/22/1992
6842	NEW CONSTR	109,537	11/13/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1874/1766	7/12/2013	WD	Q	I	02	260,000
GRANTOR: THOMPSON JOYCE M & FR						
GRANTEE: BOYER VINCENT L & V						
0992/0564	6/15/2001	WD	Q	I		177,500
GRANTOR: CHAPNERKAR ELISIA CON						
GRANTEE: THOMPSON JOYCE M &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/04/2024	MLU

BUILDING NOTES													
BAS=[YR=2023;ORIG=37,-9] W13 W33 S5 D14L31 D24R11 U14R31 N7 E8 D1R1 E26 N23 \$													
FGR=[YR=2023;ORIG=37,-9] E33 S29 W33 N6.2 N22.10 \$													
BAS=[YR=2023;ORIG=-9,-24] E33 S5 S10 W33 N15 \$													
UOP=[YR=2023;ORIG=24,-19] E46 S10 W33 W13 N10 \$													
FOP=[YR=2023;ORIG=2,13] E8 D1R1 E26 S6 W35 N7 \$													

BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=37,-9] W13 W33 S5 D14L31 D24R11 U14R31 N7 E8 D1R1 E26 N23 \$													
FGR=[YR=2023;ORIG=37,-9] E33 S29 W33 N6.2 N22.10 \$													
BAS=[YR=2023;ORIG=-9,-24] E33 S5 S10 W33 N15 \$													
UOP=[YR=2023;ORIG=24,-19] E46 S10 W33 W13 N10 \$													
FOP=[YR=2023;ORIG=2,13] E8 D1R1 E26 S6 W35 N7 \$													