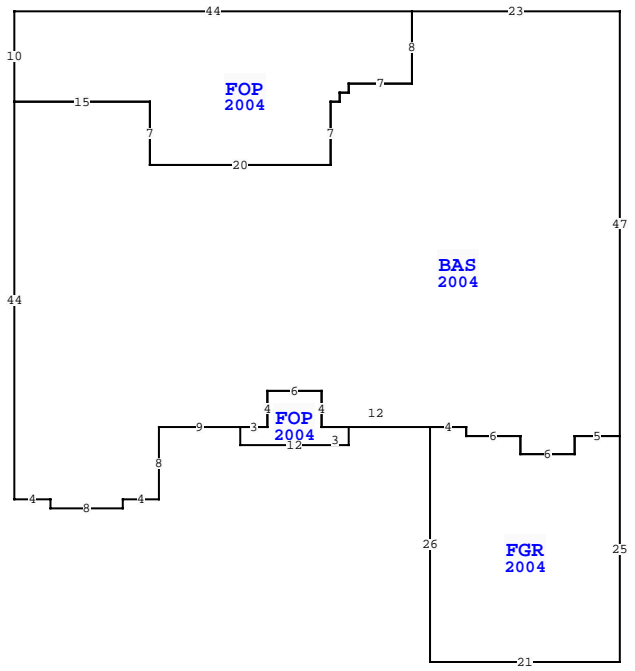


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	2,658	100	2004
FGR	517	55	2004
FOP	48	30	2004
FOP	565	30	2004
TOTALS	3,788		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,126	106.2600	140.26	438,453	2004	2004	0	0	10.00	90.00
1 SNGL FAM - 100% - 2015 Heated Area: 2658 HX Base Yr 2015											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		394,608	
TOTAL MARKET OB/XF VALUE		7,806	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		457,414	
SOH/AGL Deduction		226,105	
ASSESSED VALUE		231,309	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		180,587	
TOTAL JUST VALUE		457,414	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		438,649	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005017	REPAIR/RRF	28,000	04/21/2021
P7369	NEW CONSTR	0	11/26/2003
B11959	NEW CONSTR	195,527	11/17/2003
R5606	REPAIR/RRF	0	11/17/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1889/1283	11/14/2013	SW	Q	I	02	182,000
GRANTOR: TD BANK NA						
GRANTEE: VAUGHAN ERIN ANN &						
1877/1215	9/06/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: TD BANK NATIONAL AS						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0500	FP-PRE FAB	0	100 0	1.00
2	0812	CONCRETE C	0	100 0	1,434.00

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

BUILDING NOTES	
BAS=[YR=2004] W23 FOP=[YR=2004] W44 S10 E15 S7 E20 N7 E1 N1 E1 N1 E7 N8\$ S8 W7 S1 W1 S1 W1 S7 W20 N7 W15 S44 E4 S1 E8 N1 E4 N8 E9 FOP=[YR=2004] S2 E12 N2 W3 N4 W6 S4 W3\$ E3 N4 E6 S4 E12 FGR=[YR=2004] S26 E21 N25 W5 S2 W6 N2 W6 N1 W4\$ E4 S1 E6 S2 E6 N2 E5 N47\$.	

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							