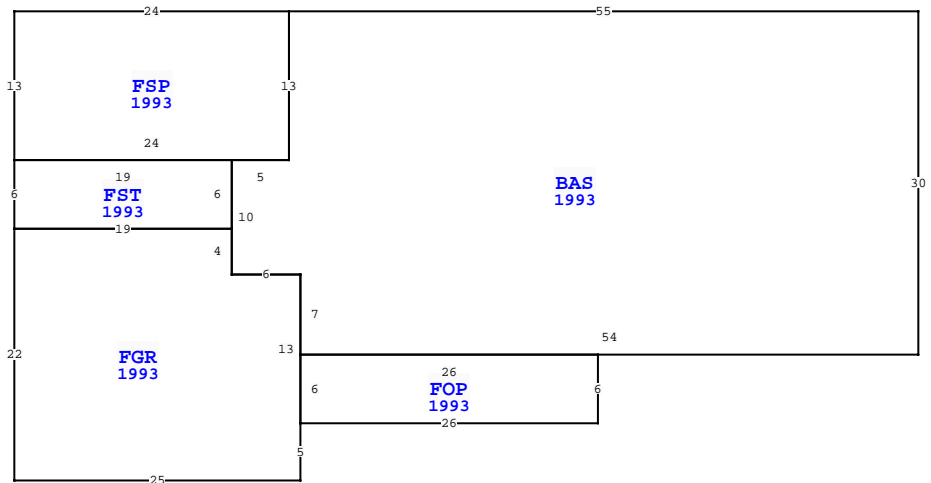




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	2,217	105.1540	138.80	307,720	1990	1995	0	0	15.00	85.00		
1 SNGL FAM - 100% - 2025 Heated Area: 1693 HX Base Yr 2025													



QUALITY	CD	QUALITY LEVEL			
03	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	1,693	100	1993	1,693	199,740
FGR	526	55	1993	289	34,096
FOP	156	30	1993	47	5,545
FSP	312	40	1993	125	14,748
FST	114	55	1993	63	7,432
TOTALS	2,801			2,217	261,562

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	261,562			
TOTAL MARKET OB/XF VALUE	6,022			
TOTAL LAND VALUE - MARKET	55,000			
TOTAL MARKET VALUE	322,584			
SOH/AGL Deduction	188,758			
ASSESSED VALUE	133,826			
TOTAL EXEMPTION VALUE	55,722		HX HB WX	
BASE TAXABLE VALUE	78,104			
TOTAL JUST VALUE	322,584			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	310,462			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6136	NEW CONSTR	62,282	11/27/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/493	12/29/2023	WD	Q	I	01	350,000
GRANTOR: NORMAN JAMES SR & MAU						
GRANTEE: LUSSIER TIMOTHY PAU						
2233/0620	10/24/2018	WD	U	I	30	100
GRANTOR: NORMAN JAMES B SR & M						
GRANTEE: NORMAN JAMES B JR						

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	100	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,628.00	SF 4.00	100	1990	1990	3	57	3,712	
TOTALS														6,022	

BUILDING NOTES													
BAS=[YR=1993] W55 FSP=[YR=1993] W24 S13 FST=[YR=1993] S6													
FGR=[YR=1993] S22 E25 N5 FOP=[YR=1993] E26 N6 W26 S6\$N13 W6													
N4 W19\$ E19 N6 W19\$ E24N13\$ S13 W5 S10 E6 S7 E54 N30\$.													

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							