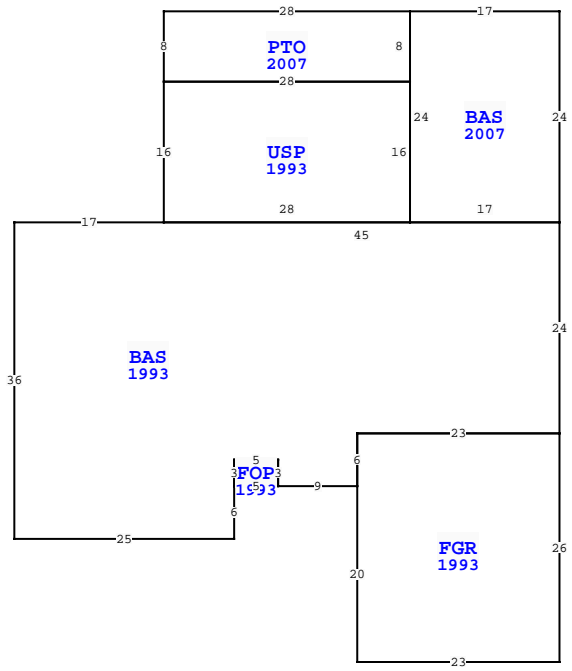


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
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	1,857	100	1993
BAS	408	100	2007
FGR	598	55	1993
FOP	15	30	1993
PTO	224	5	2007
USP	448	30	1993
TOTALS	3,550		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,743	105.1200	138.76	380,619	1989	1997	0	0	20.25	79.75
1 SNGL FAM - 100% - 2017 Heated Area: 2265 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		303,544	
TOTAL MARKET OB/XF VALUE		10,861	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		369,405	
SOH/AGL Deduction		169,392	
ASSESSED VALUE		209,013	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		153,291	
TOTAL JUST VALUE		369,405	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,425	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004738	REPAIR/RRF	22,704	04/16/2021
B19615	ADDITION	65,000	03/01/2007
R10170	REPAIR/RRF	1,500	03/01/2007
R6345	REPAIR/RRF	1,900	06/01/2004
8560	ADDITION	4,080	12/14/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/60	7/25/2024	QC	U	I	11	100
GRANTOR: MOBLEY ESTER M & MADI						
GRANTEE: MOBLEY MADISON A &						
2050/0052	6/01/2016	WD	Q	I	01	235,000
GRANTOR: GATES PETER J & MICHE						
GRANTEE: MOBLEY ESTER M & MA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989
2	0812	CONCRETE C	0	100	0	3,306.00	SF	4.00	4.00	100	1989
3	0810	CONCRETE A	0	100	0	253.00	SF	6.50	6.50	100	2006

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2007] W17 PTO=[YR=2007] W28 S8 USP=[YR=1993] S16	
BAS=[YR=1993] W17 S36 E25 N6 FOP=[YR=1993] E5 N3 W5 S3\$ N3 E5	
S3 B9 FGR=[YR=1993] S20 E23 N26 W23 S6\$ N6 E23 N24 W45\$ E28	
N16 W28\$ E28 N8\$ S24 E17 N24\$.	

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							