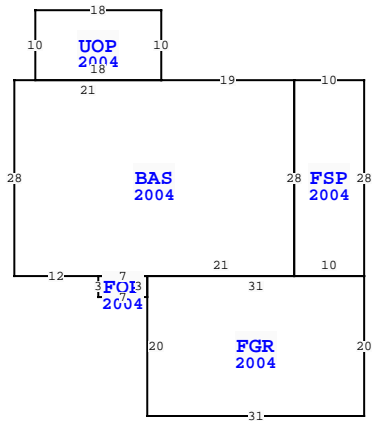
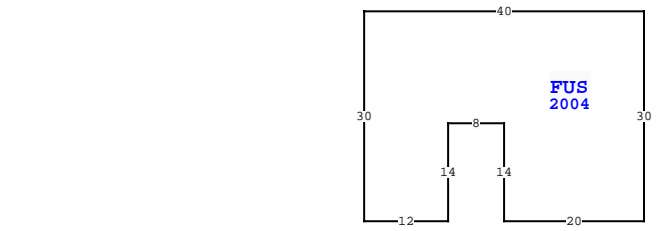




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
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
BAS	1,120
FGR	620
FOP	21
FSP	280
FUS	1,088
UOP	180
TOTALS	3,309

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,703	102.7200	135.59	366,500	2004	2009	0	0	0	7.25	92.75
1 SNGL FAM - 0% - 2025												
Heated Area: 2208 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		339,929	
TOTAL MARKET OB/XF VALUE		46,689	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		441,618	
SOH/AGL Deduction		0	
ASSESSED VALUE		441,618	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		441,618	
TOTAL JUST VALUE		441,618	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		426,943	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007212	REPAIR/RRF	11,560	11/01/2017
B1632384	GARAGE	29,011	05/01/2016
B20208	SWIM POOL	11,500	07/01/2007
B11751	NEW CONSTR	171,562	09/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/1592	6/17/2024	WD Q	Q	I	01	475,000
GRANTOR: SIMONS ROBERT STEPHEN						
GRANTEE: CERVANTES MATTHEW D						
2367/1230	6/08/2020	WD Q	Q	I	01	296,500
GRANTOR: ROZIER DANA M & DEREK						
GRANTEE: SIMONS ROBERT STEPH						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	0	0	0	1,549.00	SF	4.00	4.00	100
2	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50	6.50	100
3	0810	CONCRETE A	0	0	0	0	111.00	SF	6.50	6.50	100
4	0862	POOL VINYL	0	0	0	0	426.00	SF	50.00	50.00	100
5	0845	KOOL DECK	0	0	0	0	674.00	SF	7.25	7.25	100
6	0510	GARAGE WD-	0	0	0	0	300.00	SF	35.00	35.00	100
7	0351	CARPOR MT	0	0	0	0	200.00	SF	10.00	10.00	100
8	0845	KOOL DECK	0	0	0	0	800.00	SF	7.25	7.25	100
9	0476	VF 6 SBPL	0	0	0	0	152.00	LF	32.00	32.00	100
10	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100

TOTAL OB/XF											
42,747											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT	

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

BUILDING NOTES	
BAS=[YR=2004;ORIG=-10,0] W19 W21 S28 E12 E7 E21 N28 \$	
FUS=[YR=2004;ORIG=0,-15] N30 E40 S30 W20 N14 W8 S14 W12 \$	
FGR=[YR=2004;ORIG=-31,28] S20 E31 N20 W31 \$	
FSP=[YR=2004;ORIG=0,0] W10 S28 E10 N28 \$	
UOP=[YR=2004;ORIG=-29,0] N10 W18 S10 E18 \$	
FOP=[YR=2004;ORIG=-38,28] S3 E7 N3 W7 \$	
PTR=[ORIG=0,0] N15 S15 \$	

LAND DESCRIPTION		TOTAL OB/XF																						
		42,747																						
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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

