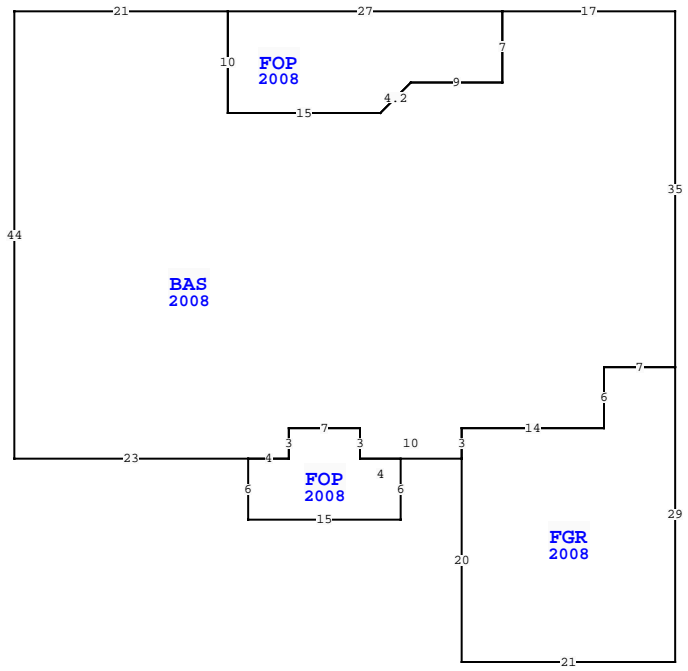


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	2,496	100	2008
FGR	525	55	2008
FOP	111	30	2008
FOP	239	30	2008
TOTALS	3,371		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,890	103.3060	136.36	394,080	2008	2008	0	0	7.50	92.50
1 SNGL FAM - 100% - 2019 Heated Area: 2496 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		364,524	
TOTAL MARKET OB/XF VALUE		9,432	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		428,956	
SOH/AGL Deduction		166,899	
ASSESSED VALUE		262,057	
TOTAL EXEMPTION VALUE	HX HB VX	55,722	
BASE TAXABLE VALUE		206,335	
TOTAL JUST VALUE		428,956	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		411,602	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306790	ROOF		05/24/2023
R11208	REPAIR/RRF	4,166	04/01/2008
M13489	MECH OTHER	0	12/01/2007
E20131	ELEC OTHER	1,422	10/01/2007
P12774	OTHER	0	10/01/2007
C20505	CO ISSUED	0	09/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/236	6/02/2025	WD	Q	I	01	515,000
GRANTOR: WHITNEY JOSHUA M & BR						
GRANTEE: JARRELL TRENTON AVE						
2198/0715	5/11/2018	SW	Q	I	01	289,900
GRANTOR: 55016 BEAR RUN RD LAN						
GRANTEE: WHITNEY JOSHUA M &						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0810	CONCRETE A	0	100	0	242.00	SF	6.50	6.50	100	2008	2008	3	88	1,384	
3	0811	CONCRETE B	0	100	0	1,361.00	SF	5.20	5.20	100	2008	2008	3	88	6,228	
TOTALS															9,432	

BLD DATE		12/10/2008	DJ	LGL DATE	04/04/2024	MLU
XF DATE				AG DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2008] W17 FOP=[YR=2008] W27 S10 E15 U3 R3 E9 N7\$ S7 W9 D3 L3 W15 N10 W21 S44 E23 FOP=[YR=2008] S6 E15N6 W4 N3 W7 S3 W4\$ E4 N3 E7 S3 E10 FGR=[YR=2008] S20 E21 N29 W7 S6 W14 S3\$ N3 E14 N6 E7 N35 \$.	

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	000134	C	RES POND	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							