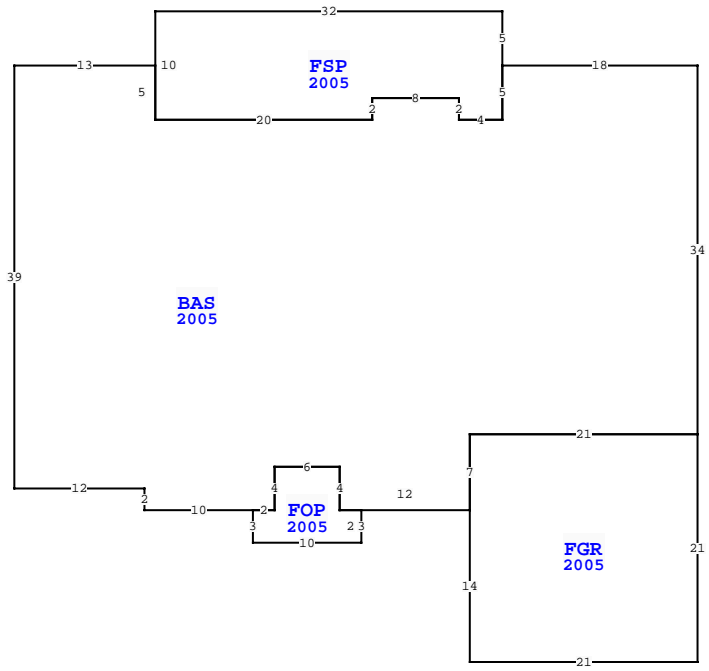


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,244	100	2005
FGR	441	55	2005
FOP	54	30	2005
FSP	304	40	2005
TOTALS	3,043		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,625	108.9600	143.83	377,554	2005	2005	0	0	14.25	85.75	
1 SNGL FAM - 0% - 0 Heated Area: 2244 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		323,753	
TOTAL MARKET OB/XF VALUE		55,535	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		434,288	
SOH/AGL Deduction		18,577	
ASSESSED VALUE		415,711	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		415,711	
TOTAL JUST VALUE		434,288	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		421,910	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529894	GARAGE	64,350	02/01/2015
E0514191	ELEC OTHER	2,000	02/01/2005
E0514191	ELEC OTHER	2,000	02/01/2005
M0409047	H/AC	0	12/01/2004
B13952	NEW CONSTR	159,301	11/01/2004
R6817	REPAIR/RRF	2,000	11/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/1335	3/01/2023	SW	U	I	11	100
GRANTOR: REYNOLDS ELIZABETH R						
GRANTEE: REYNOLDS ELIZABETH						
2226/1315	9/13/2018	WD	Q	I	02	299,000
GRANTOR: TEW LARRY W & KARI R						
GRANTEE: REYNOLDS SARA ELIZA						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	0	2,834.00	SF	4.00	4.00	100	2005
2	1242	WD DECK A	0	0	31	24	744.00	SF	10.00	10.00	100	2007
3	0855	CONC PAVER	0	0	9	27	243.00	SF	7.00	7.00	100	2007
4	0510	GARAGE WD-	0	0	30	50	1,500.00	SF	35.00	35.00	100	2015
5	0810	CONCRETE A	0	0	0	0	510.00	SF	6.50	6.50	100	2015

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2005] W18 FSP=[YR=2005] N5 W32 S10 E20 N2 E8 S2 E4 N5\$ S5 W4 N2 W8 S2 W20 N5 W13 S39 E12 S2 E10 FOP=[YR=2005] S3 E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E12 FGR=[YR=2005] S14 E21 N21 W21 S7\$ N7 E21 N34\$.	

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		0	0006	RSF-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	55,000.00	55,000.00	55,000								