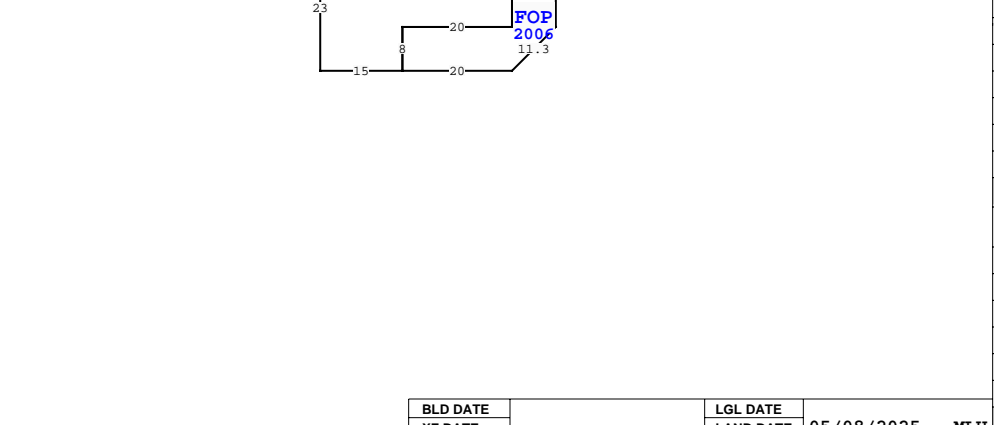




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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			
0500	01	3,951	126.1575	199.33	787,553	2006	2006	0	0	0	8.55	91.45		
1 SFR CUST - 100% - 2020														
Heated Area: 3378 HX Base Yr 2020														



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		720,217	
TOTAL MARKET OB/XF VALUE		24,022	
TOTAL LAND VALUE - MARKET		142,500	
TOTAL MARKET VALUE		886,739	
SOH/AGL Deduction		374,160	
ASSESSED VALUE		512,579	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		461,857	
TOTAL JUST VALUE		886,739	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		851,953	

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100	2006	2,130	388,272
FGR	612	55	2006	337	61,431
FOP	296	30	2006	89	16,223
FSP	240	40	2006	96	17,500
FST	44	55	2006	24	4,375
FUS	521	100	2006	521	94,972
FUS	727	100	2006	727	132,523
UST	60	45	2006	27	4,922
TOTALS	4,630			3,951	720,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10732	TANKS/BLRS	0	12/01/2005
C15523	CO ISSUED	300,000	07/01/2005
E15406	ELEC OTHER	5,000	07/01/2005
R07848	REPAIR/RRF	12,000	07/01/2005
B15523	NEW CONSTR	300,000	07/01/2005
P09726	OTHER	0	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2305/1775	9/20/2019	WD	Q	V	03	90,000
GRANTOR: SCHULTZ THEODORE J &						
GRANTEE: GARBER VAN LAWRENCE						
2290/1150	7/09/2019	WD	Q	I	03	636,800
GRANTOR: MOYES BRETT D & TAMMY						
GRANTEE: GARBER VAN L & ANN						

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	0810	CONCRETE A	0	100	0	0	896.00	SF	6.50	6.50	100	2006	2006	3	86	5,009	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
3	0462	ST/AL FNC	0	100	115	0	460.00	SF	10.00	10.00	100	2006	2006	3	40	1,840	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	66	396	
5	0855	CONC PAVER	0	100	0	0	1,380.00	SF	10.00	10.00	100	2024	2022		99	13,662	

LAND DESCRIPTION																								
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2006;ORIG=-27,0] W2 W34 S24 W3 S13 E3 S23 E15 N8 E20 N13 E5 N29 W5 N4 E1 N6 \$													
FUS=[YR=2006;ORIG=-80,20] W20 S6 W4 N6 W6 N3 W5 S23 E11 S3 E12 N3 E12 N20 \$													
FGR=[YR=2006;ORIG=0,0] W10 N4 W15 S4 E2 S24 E23 N24 \$													
FUS=[YR=2006;ORIG=30,0] E20 S24 W19 N4 W6 N9 E5 N11 \$													
FOP=[YR=2006;ORIG=-48,60] E20 U8R8 N13 W8 S13 W20 S8 \$													
FSP=[YR=2006;ORIG=-29,0] N12 W20 S12 E20 \$													
UST=[YR=2006;ORIG=-10,-4] N4 W15 S4 E15 \$													
FST=[YR=2006;ORIG=-25,0] W2 S6 W1 S4 E5 N10 W2 \$													
PTR=[ORIG=0,0] W80 S20 N20 E80 \$													
PTR=[ORIG=0,0] E30 W30 \$													

TOTAL OB/XF													
24,022													