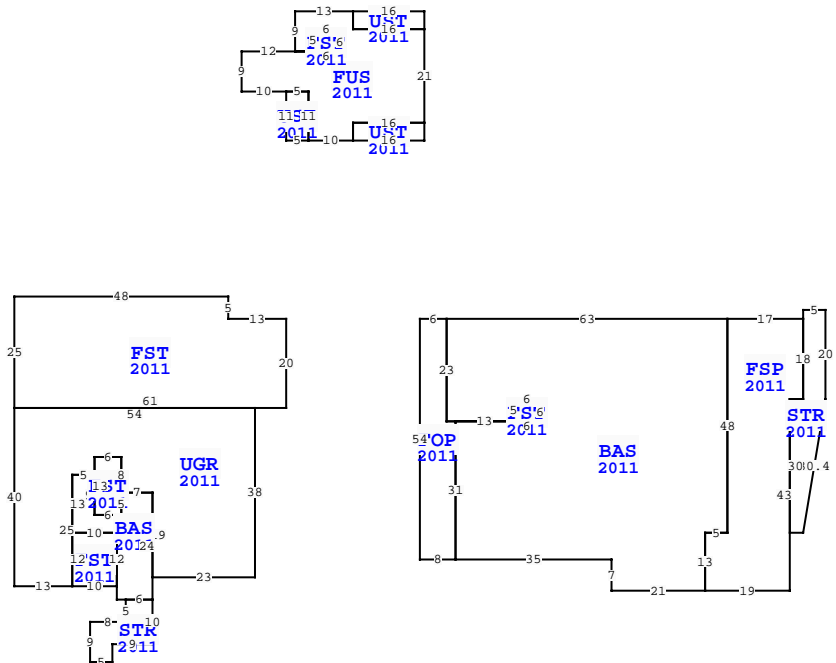




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2012									
					Heated Area: 4517							
						HX Base Yr 2012						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		2,070,680	
TOTAL MARKET OB/XF VALUE		34,934	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		2,330,614	
SOH/AGL Deduction		1,562,527	
ASSESSED VALUE		768,087	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		712,365	
TOTAL JUST VALUE		2,330,614	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,223,997	

Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4079.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	272	100	2011	272	82,270
BAS	3,457	100	2011	3,457	1,045,624
FOP	386	30	2011	116	35,086
FSP	973	40	2011	389	117,659
FST	36	55	2011	20	6,050
FST	36	55	2011	20	6,050
FST	78	55	2011	43	13,006
FST	120	55	2011	66	19,963
FST	1,460	55	2011	803	242,880
FUS	788	100	2011	788	238,343
TOTALS	9,842			6,842	2,070,680

** This building has 16 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

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	0855	CONC PAVR	0	100	0	0			2,718.00	SF	2011	2011	3	91	24,734	
2	0409	ELEVATOR R	0	100	0	0			1.00	UT	2011	2011	3	100	10,200	

TOTAL OB/XF													34,934										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT	1.00	1.00	1.00	225,000.00	225,000.00	225,000							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22534	CO ISSUED	0	03/04/2011
R12406	REPAIR/RRF	7,000	07/01/2010
G01535	GAS	2,800	05/01/2010
M14992	MECH OTHER	0	01/01/2010
P0913969	OTHER	0	10/01/2009
E21912	ELEC OTHER	1,950	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1934	6/29/2007	WD Q	Q	V		300,000
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: HEUBECK NORMAN B &						

BUILDING NOTES												
FST=[YR=2011] W13 N5 W48 S25 UGR=[YR=2011] S40 E13												
FST=[YR=2011] E10 BAS=[YR=2011] S3 E2 STR=[YR=2011] S5 W8												
S9 E5 N4 E9 N10 W6\$ E6 N24 W7 FST=[YR=2011] N8 W6 S13 E6 N5												
\$ S5 W6 N9 W5 S13 E10 S12 \$ N12 W10 S12 \$ N25 E5 N4 E6 S8 E7												
S19 E23 N38 W54 \$ E61 N20 \$ PTR= E30 FOP=[YR=2011] E6												
BAS=[YR=2011] E63 FSP=[YR=2011] E17 STR=[YR=2011] N2E5 S20												
D30 L5 W3 N30 E3 N18\$ S18 W3 S43 W19 N13 E5 N48 \$ S48 W5 S13												
W21 N7 W35 N31 E13 FST=[YR=2011] S1 E6 N6 W6 S5\$ W13 W2 N23												
\$ S23 E2 S31 W8 N54 \$ W30 \$ PTR= N40 UST=[YR=2011] N11												
FUS=[YR=2011] W10 N9 E12E4 FST=[YR=2011] S1 E6 N6W6 S5\$ W4												
N9 E13 UST=[YR=2011] S4 E16 N4 W16\$ S4 E16 S21UST=[YR=2011]												
W16 S4 E16 N4 \$ W16 S4 W10 N11 W5\$ E5 S11 W5 \$ S40\$.												

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT	1.00	1.00	1.00	225,000.00	225,000.00	225,000							