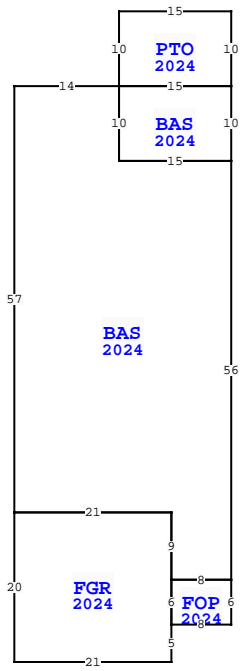


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	150	100	2024
BAS	1,575	100	2024
FGR	420	55	2024
FOP	48	30	2024
PTO	150	5	2024
TOTALS	2,343		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,978	124.4208	164.24	324,867	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024										Heated Area: 1725	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			324,867
TOTAL MARKET OB/XF VALUE			5,980
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			415,847
SOH/AGL Deduction			15,959
ASSESSED VALUE			399,888
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			349,166
TOTAL JUST VALUE			415,847
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			388,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011814	CO ISSUED		09/15/2023
230003493	HTD1728 GAR 428 P	319,263	03/15/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/268	10/06/2023	SW	Q	I	01	422,900
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: LEOHNER MARY JANE						

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 PAVER	0	100	0	0			10.00	100	2024	2023		100	5,980	

BLD DATE		LGL DATE	05/13/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=29,8] W15 N10 W14 S57 E21 S9 E8 N56 \$									
FOP=[YR=2024;ORIG=21,64] E8 S6 W8 N6 \$									
BAS=[YR=2024;ORIG=14,-2] E15 S10 W15 N10 \$									
FGR=[YR=2024;ORIG=0,55] E21 S9 S6 S5 W21 N20 \$									
PTO=[YR=2024;ORIG=14,-12] E15 S10 W15 N10 \$									

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	DPHT 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	100		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							