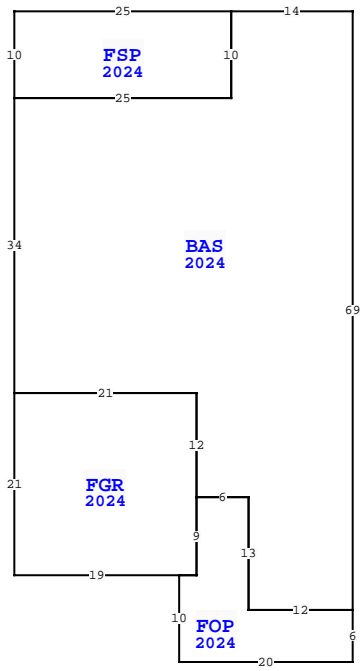


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,838	100	2024
FGR	441	55	2024
FOP	206	30	2024
FSP	250	40	2024
TOTALS	2,735		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,243	123.2938	162.75	365,048	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024										Heated Area: 1838	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			365,048
TOTAL MARKET OB/XF VALUE			7,980
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			458,028
SOH/AGL Deduction			16,926
ASSESSED VALUE			441,102
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			390,380
TOTAL JUST VALUE			458,028
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			428,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013110	CO ISSUED		10/12/2023
230003750	HTD1858 GAR428 P4	354,649	03/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/187	11/20/2023	SW	Q	I	02	549,500
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: KENNEY JUDITH						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=130,0] W14 S10 W25 S34 E21 S12 E6 S13 E12 N69 \$	
FSP=[YR=2024;ORIG=91,0] E25 S10 W25 N10 \$	
FGR=[YR=2024;ORIG=91,44] E21 S12 S9 W2 W19 N21 \$	
FOP=[YR=2024;ORIG=112,56] E6 S13 E12 S6 W20 N10 E2 N9 \$	

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		798.00	SF	10.00				7,980	

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	000135	C	RES NATURAL	100		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							