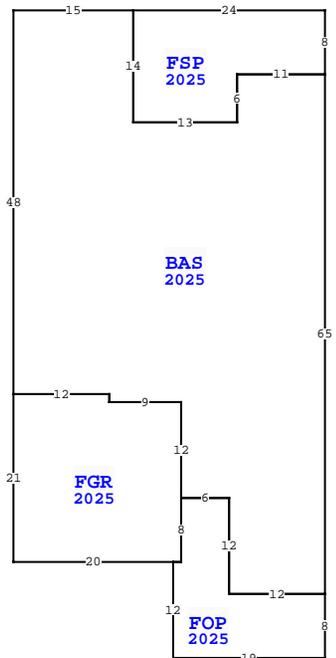




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	1,989	100	2025
FGR	432	55	2025
FOP	228	30	2025
FSP	270	40	2025
TOTALS	2,919		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,403	125.5478	165.72	398,225	2024	2024	0	0	0.00	100.00
1 SNGL FAM - 100% - 2025										Heated Area: 1989	HX Base Yr 2025



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			398,225
TOTAL MARKET OB/XF VALUE			7,600
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			490,825
SOH/AGL Deduction			0
ASSESSED VALUE			490,825
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			440,103
TOTAL JUST VALUE			490,825
NCON VALUE			405,825
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012819	PRIVATE PROVIDER	373,361	11/14/2024
B240006826	PRIVATE PROVIDER	373,361	06/07/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/163	12/10/2024	SW	Q	I	01	575,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: GLOTZBACH RODNEY C						

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			10.00	100	2025	2024		100	7,600	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2025;ORIG=71,-10] E15 S14 E13 N6 E11 S65 W12 N12 W6 N12 W9 N1 W12 N48 \$			
FSP=[YR=2025;ORIG=110,-10] W24 S14 E13 N6 E11 N8 \$			
FOP=[YR=2025;ORIG=92,51] S8 W1 S12 E19 N8 W12 N12 W6 \$			
FGR=[YR=2025;ORIG=92,39] W9 N1 W12 S21 E20 E1 N8 N12 \$			

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							