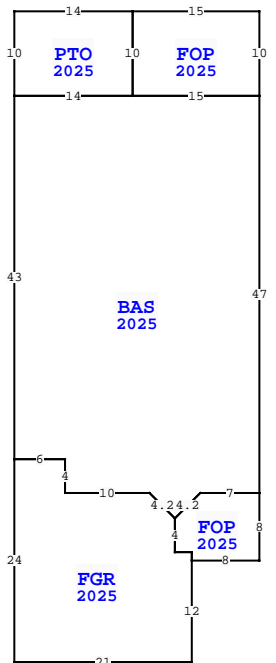




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,348	100	2025
FGR	426	55	2025
FOP	74	30	2025
FOP	150	30	2025
PTO	140	5	2025
TOTALS	2,138		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,656	136.6200	180.34	298,643	2024	2024	0	0	0.00	100.00
1 SNGL FAM - 100% - 2025										Heated Area: 1348	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			298,643
TOTAL MARKET OB/XF VALUE			6,100
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			389,743
SOH/AGL Deduction			0
ASSESSED VALUE			389,743
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			334,021
TOTAL JUST VALUE			389,743
NCON VALUE			304,743
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000631	RES BIRDCAGE SCRE	7,000	01/17/2025
CO240006667	PRIVATE PROVIDER	257,253	06/05/2024
B240000486	PRIVATE PROVIDER	257,253	01/16/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/842	7/01/2024	SW	Q	I	01	413,800
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: POWERS LAURIE J						

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	610.00	SF	10.00	10.00	100	2025	2024		100	6,100	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=20,10] E14 E15 S47 W7 D3L3 U3L3 W10 N4 W6 N43 \$	
FOP=[YR=2025;ORIG=49,57] W7 D3L3 S4 E2 S1 E8 N8 \$	
FGR=[YR=2025;ORIG=36,57] W10 N4 W6 S24 E21 N12 N1 W2 N4 U3L3 \$	
FOP=[YR=2025;ORIG=49,10] W15 N10 E15 S10 \$	
PTO=[YR=2025;ORIG=34,10] W14 N10 E14 S10 \$	

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	000134	C	RES POND	100		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							