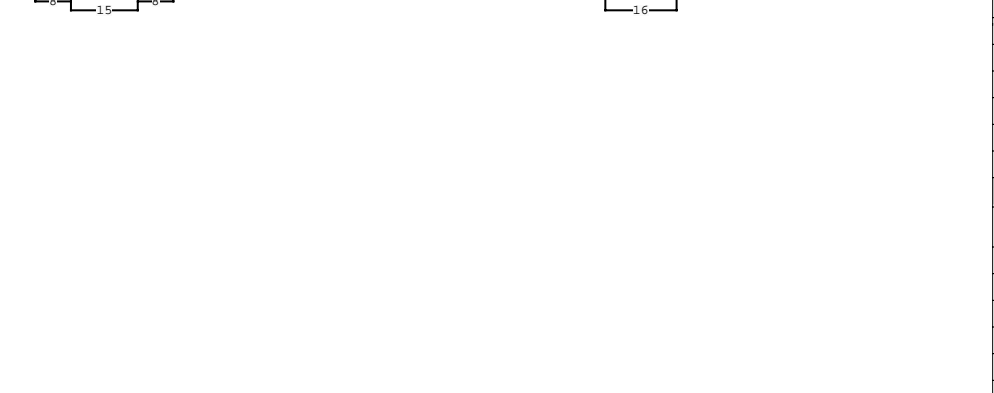




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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%	- 2023									



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			806,953
TOTAL MARKET OB/XF VALUE			49,741
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			1,026,694
SOH/AGL Deduction			65,577
ASSESSED VALUE			961,117
TOTAL EXEMPTION VALUE	13		961,117
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			1,026,694
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			938,102

Quality		01 Quality Level 01			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC 4028.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,988	100	2006	2,988	430,337
FGR	1,063	55	2006	585	84,253
FOP	180	30	2006	54	7,778
FOP	561	30	2006	168	24,196
FST	54	55	2006	30	4,320
FST	78	55	2006	43	6,193
FUS	1,730	100	2006	1,730	249,157
STR	52	10	2006	5	720
TOTALS	6,706			5,603	806,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
N1622470	H/AC	0	03/24/2016
E17048	ELEC OTHER	2,000	04/01/2006
B16913	SWIM POOL	25,000	01/01/2006
M10738	MECH OTHER	0	12/01/2005
E16111	ELEC OTHER	2,000	11/01/2005
P09809	OTHER	0	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0709	3/28/2022	WD Q	Q	I	02	1,100,000
GRANTOR: HELBURN MARILYN SUE						
GRANTEE: KUSNERAK MICHAEL &						
1319/0404	5/23/2005	WD Q	Q	V		110,000
GRANTOR: COPPERFIELDS USA INC						
GRANTEE: HELBURN JOHN S & MA						

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	0830	FLAGSTONE	0	100	0	0			595.00	SF	12.00				86	6,140
2	0845	KOOL DECK	0	100	0	0			742.00	SF	7.25				86	4,626
3	0861	POOL GUNIT	0	100	0	0			459.00	SF	85.00				40	15,606
4	0812	CONCRETE C	0	100	0	0			4,007.00	SF	4.00				86	13,784
5	0911	SCRN RM A	0	100	0	0			1,225.00	SF	17.50				24	5,145
6	1126	CB/STC 8"	0	100	0	0			88.00	SF	8.00				86	605
7	0877	JACUZZI	0	100	0	0			1.00	UT	1,000.00				24	240
8	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00				89	3,115
9	0871	POOL HTR R	0	100	0	0			1.00	UT	2,000.00				24	480

TOTAL OB/XF													49,741											
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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							

BUILDING NOTES												
BUILDING DIMENSIONS												
FOP=[YR=2006] W44 BAS=[YR=2006] W22 S38 FGR=[YR=2006] W31 S35 E8 S2 E15 N2 E8 N14 W4 N13 E4 N8 \$ S8 W4 S13 E4 N1 E11 S1 E13 N6 FOP=[YR=2006] E27 N6 W11 N3 W6 S3 W10 S6 \$ N6 E10 N3 E6 S3 E11 S9 E15 N47 W12 D3 L3 S5 W21 N9 W8 N8 \$ S8 E8 S9 E21 N5 U3 R3 E12 N9\$ PTR=E100 FUS=[YR=2006] S15 FST=[YR=2006] E6 S9 W6 N9\$ S19 W35 S5 E3 STR=[YR=2006] E5 N4 E4 S8 W9 N4\$ S4 W6 S12 W4 N9 W9 S4 W2 S25 W16 N20 W8 N8 E8 N8 E31 N9 FST=[YR=2006] W2 N13 E6 S13 W4\$ E4 N15 E18 N15 E16 \$ W100\$.												

REVIEW DATE 07/15/2020 BY KWA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS																								
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