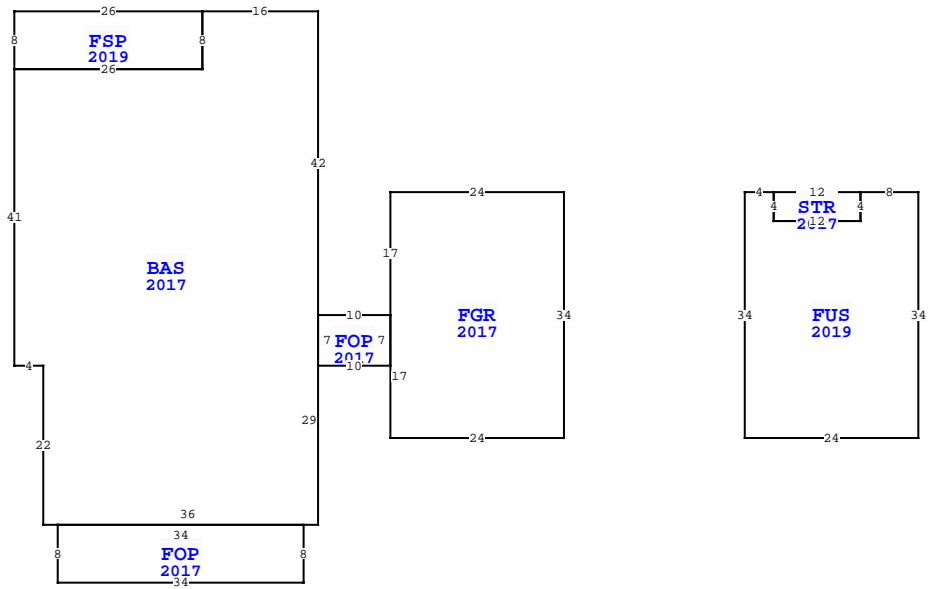


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	2,686	100	2017
FGR	816	55	2017
FOP	70	30	2017
FOP	272	30	2017
FSP	208	40	2019
FUS	768	100	2019
STR	48	10	2017
TOTALS	4,868		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,094	116.7162	184.41	754,975	2017	2017	0	0	3.00	97.00
1 SFR CUST - 100% - 2021 Heated Area: 3454 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			732,326
TOTAL MARKET OB/XF VALUE			30,412
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			932,738
SOH/AGL Deduction			383,325
ASSESSED VALUE			549,413
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			498,691
TOTAL JUST VALUE			932,738
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			844,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230005174	SCRN ENCL 416 SF	13,827	04/20/2023
C1703774	CO ISSUED	0	12/13/2017
B1703774	NEW CONSTR	445,560	04/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/1713	3/31/2020	WD	Q	I	01	615,000
GRANTOR: NORTON DEAN						
GRANTEE: HOUSLEY GEORGE A JR						
2099/1404	1/30/2017	WD	Q	V	01	80,000
GRANTOR: BLACKROCK LAND TRUST						
GRANTEE: NORTON DEAN						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0855	CONC PAVER	10.00
2	0855	CONC PAVER	10.00
3	0912	SCRN RM G	20.00
4	0855	CONC PAVER	10.00

BLD DATE	04/04/2023	NW	LGL DATE	04/01/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

BUILDING NOTES	
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BUILDING DIMENSIONS	
FGR=[YR=2017] W24 S17 FOP=[YR=2017] W10 BAS=[YR=2017] N42	
W16 FSP=[YR=2019] W26 S8 E26 N8\$ S8 W26 S41 E4 S22 E2	
FOP=[YR=2017] S8 E34 N8 W34\$ E36 N29\$ S7 E10 N7\$ S17 E24	
N34\$ PTR= E25 FUS=[YR=2019] E4 STR=[YR=2017] E12 S4 W12 N4\$	
S4 E12 N4 E8 S34 W24 N34\$ W25\$.	

LAND DESCRIPTION		TOTAL OB/XF 30,412																						
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							