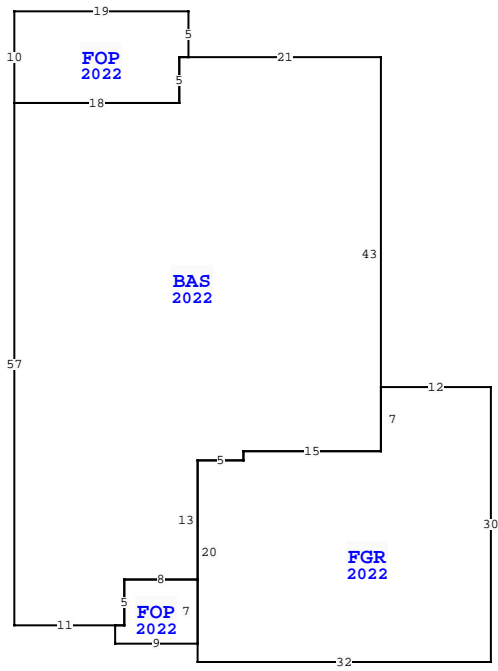




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,975	100	2022
FGR	815	55	2022
FOP	58	30	2022
FOP	185	30	2022
TOTALS	3,033		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,496	117.2160	117.22	292,581	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1975 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			291,118
TOTAL MARKET OB/XF VALUE			4,968
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			371,086
SOH/AGL Deduction			47,764
ASSESSED VALUE			323,322
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			272,600
TOTAL JUST VALUE			371,086
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			357,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111550	NEW CONSTR	305,433	08/31/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2587/0232	8/23/2022	WD Q	Q / I	01	368,500	
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SHEPPARD TYLER						
2378/1773	6/30/2020	WD Q	V / I	01	77,500	
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDERS						

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	0811	CONCRETE B	0	100	0	965.00	SF	5.20	5.20	100	2022	2022	3	99	4,968	

BLD DATE		04/05/2023	NW	LGL DATE		04/09/2024	MLU
XF DATE				LAND DATE			
INC DATE				AG DATE			

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W21 FOP=[YR=2022] N5 W19 S10 E18 N5 E1\$ W1 S5 W18 S57 E11 FOP=[YR=2022] S2 E9 FGR=[YR=2022] S2 E32 N30 W12 S7 W15 S1 W5 S20\$ N7 W8 S5 W1\$ E1 N5 E8 N13 E5 N1 E15 N43\$.	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									