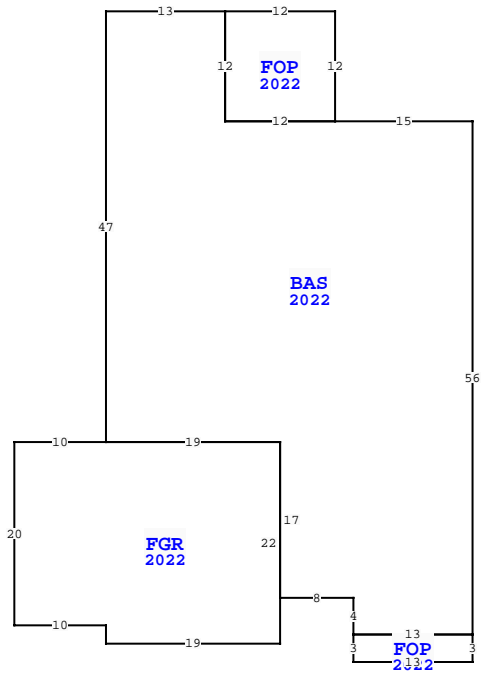




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,965	100	2022
FGR	618	55	2022
FOP	39	30	2022
FOP	144	30	2022
TOTALS	2,766		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,360	119.2268	119.23	281,383	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2025 Heated Area: 1965 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			279,976
TOTAL MARKET OB/XF VALUE			4,870
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			359,846
SOH/AGL Deduction			0
ASSESSED VALUE			359,846
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			309,124
TOTAL JUST VALUE			359,846
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			347,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108483	CO ISSUED	0	05/06/2022
B2108483	NEW CONSTR	292,890	06/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/728	5/01/2024	WD Q	Q	I	01	419,000
GRANTOR: PREUSS HAZEL & WILLIA						
GRANTEE: MAITLAND TEDD ALLEN						
2561/1797	5/05/2022	WD Q	Q	I	01	293,100
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: PREUSS HAZEL & WILL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2022

TOTAL OB/XF												4,870			
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON				
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2022				

BUILDING NOTES											
BAS=[YR=2022] W15 FOP=[YR=2022] N12 W12 S12 E12\$ W12 N12											
W13 S47 FGR=[YR=2022] W10 S20 E10 S2 E19 N22 W19\$ E19 S17 E8											
S4 FOP=[YR=2022] S3 E13 N3 W13\$ E13 N56\$.											

BUILDING DIMENSIONS											
BAS=[YR=2022] W15 FOP=[YR=2022] N12 W12 S12 E12\$ W12 N12											
W13 S47 FGR=[YR=2022] W10 S20 E10 S2 E19 N22 W19\$ E19 S17 E8											
S4 FOP=[YR=2022] S3 E13 N3 W13\$ E13 N56\$.											

LAND DESCRIPTION												TOTAL OB/XF												4,870			
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000										