

NASSAU COUNTY PROPERTY						PAGE 1 of 1		8
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 8				Tax Dist:				
BUILDING MARKET VALUE				1,077,851				
TOTAL MARKET OB/XF VALUE				50,000				
TOTAL LAND VALUE - MARKET				275,000				
TOTAL MARKET VALUE				1,402,851				
SOH/AGL Deduction				7,891				
ASSESSED VALUE				1,394,960				
TOTAL EXEMPTION VALUE				HX	HB	51,411		
BASE TAXABLE VALUE				1,343,549				
TOTAL JUST VALUE				1,402,851				
NCON VALUE				50,000				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				1,309,601				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
C0240012592		PRIVATE PROVIDER		754,233		11/07/2024		
240012375		POOL		90,000		11/04/2024		
B230009649		5599T 4050H 749G8		754,233		07/27/2023		
SALES DATA								
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2625/1973		3/17/2023	WD	Q	V	01	350,000	
GRANTOR: WARREN ANGELA								
GRANTEE: HOLMES MATTHEW & KA								
2624/1586		2/28/2023	QC	U	V	11	100	
GRANTOR: WARREN RANDY								
GRANTEE: WARREN ANGELA								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2025;ORIG=-30,40] E11 N40 W40 S16 E12 N3 E17 S3 S24 \$								
FGR=[YR=2025;ORIG=-30,40] W29 N24 E12 N3 E17 S3 S24 \$								
FOP=[YR=2025;ORIG=-59,0] E40 N10 W40 S10 \$								
FUS=[YR=2025;ORIG=20,0] S40 E40 N4 W4 N14 E4 N22 W40 \$								
STR=[YR=2025;ORIG=56,22] E4 S14 W4 N14 \$								
FOP=[YR=2025;ORIG=20,0] E40 N10 W40 S10 \$								
FUS=[YR=2025;ORIG=140,0] W40 S40 E40 N6 W4 N13 E4 N21 \$								
STR=[YR=2025;ORIG=140,21] W4 S13 E4 N13 \$								
FOP=[YR=2025;ORIG=100,0] E40 N10 W40 S10 \$								
ND UE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
75,000								
Common: 275,000 PRINTED 07/09/2026 BY SYS								