

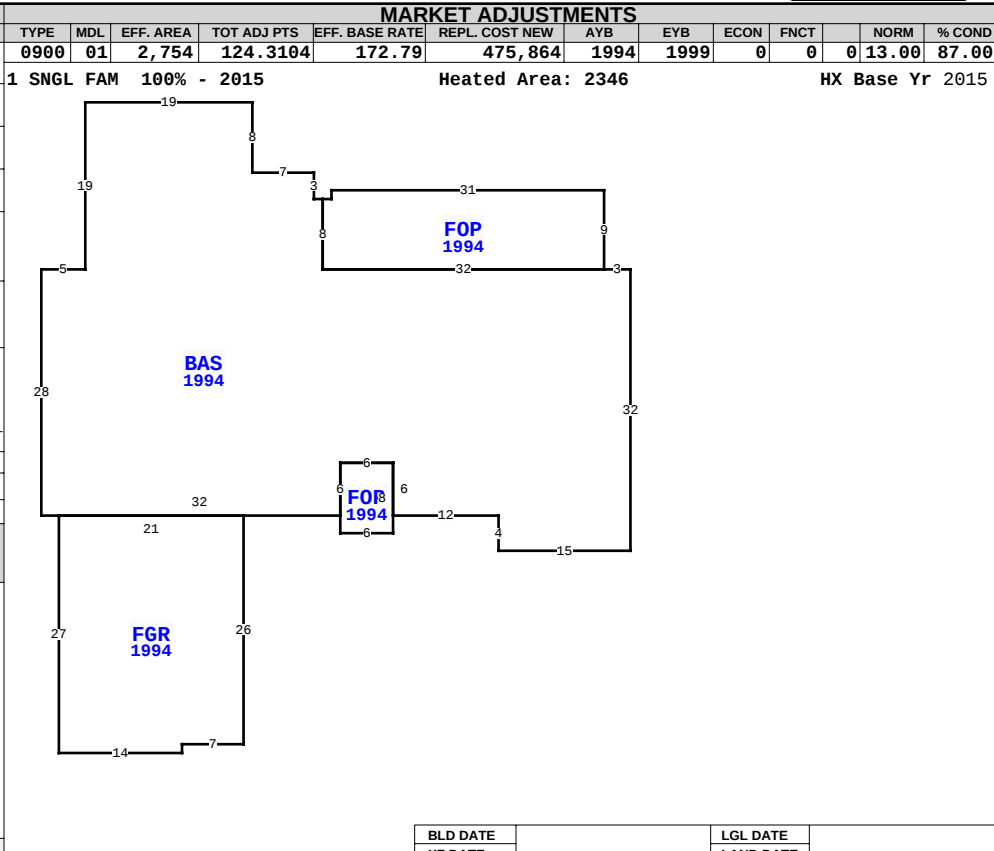


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100	1994	2,346	352,668
FGR	560	55	1994	308	46,301
FOP	48	30	1994	14	2,105
FOP	287	30	1994	86	12,928
TOTALS	3,241			2,754	414,002

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
5	0860	POOL/SPA
6	0911	SCRN RM A



TOTAL OB/XF 52,695														
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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72
5	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00	100	1994	1994	04	85
6	0911	SCRN RM A	0	100	0	1,066.00	SF	18.00	18.00	100	2011	2011	3	40

LAND DESCRIPTION														
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
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 8										Tax Dist:				
BUILDING MARKET VALUE										414,002				
TOTAL MARKET OB/XF VALUE										52,695				
TOTAL LAND VALUE - MARKET										275,000				
TOTAL MARKET VALUE										741,697				
SOH/AGL Deduction										356,965				
ASSESSED VALUE										384,732				
TOTAL EXEMPTION VALUE										351,400				
BASE TAXABLE VALUE										33,332				
TOTAL JUST VALUE										741,697				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										696,622				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24479	XFOB	24,022	03/01/2011
B9401276	SWIM POOL	13,000	08/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2410/0945	11/20/2020	WD	U	I	11	100	
GRANTOR: MOSER WALTER J & DORO							
GRANTEE: MOSER FAMILY TRUST							
1704/1951	10/15/2010	WD	U	I	38	310,000	
GRANTOR: MCAVOY MICHAEL C & JE							
GRANTEE: MOSER WALTER J & DO							

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS=[YR=1994] W3 FOP=[YR=1994] N9 W31 S1 W1 S8 E32\$ W32 N8 W1 N3 W7 N8 W19 S19 W5 S28 E2 FGR=[YR=1994] S27 E14 N1 E7 N26 W21\$ E32 FOP=[YR=1994] S2 E6 N8 W6 S6\$ N6 E6 S6 E12 S4 E15 N32\$.														