

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

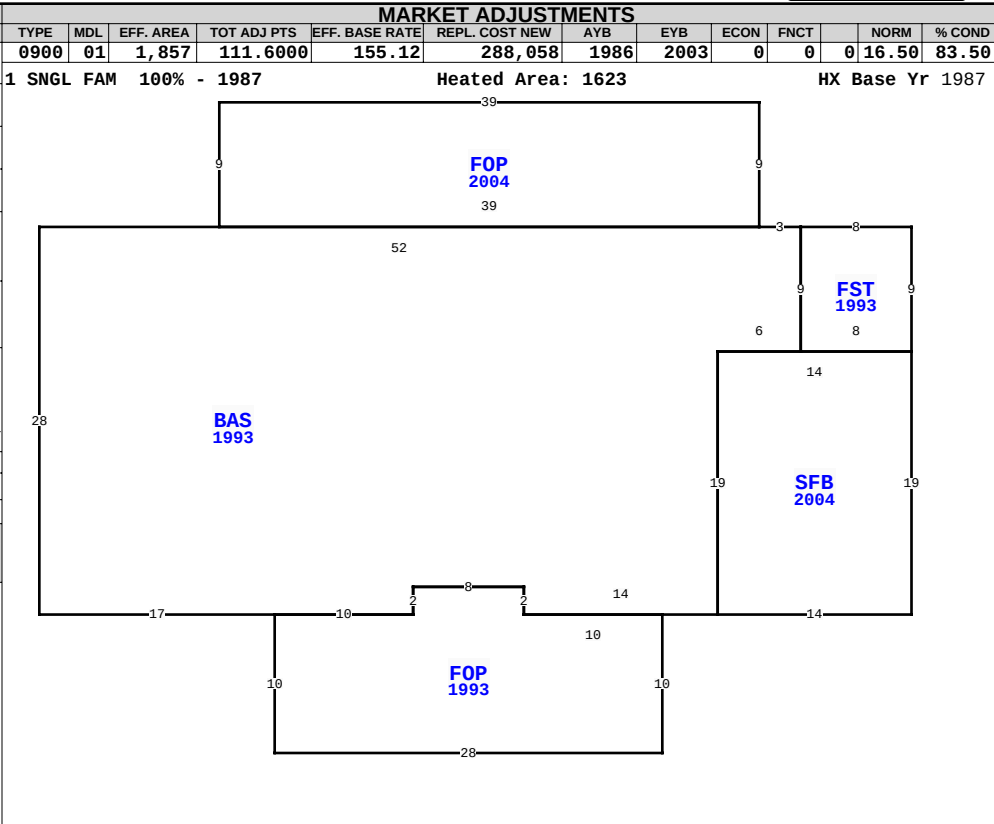
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,410	100	1993	1,410	182,630
FOP	296	30	1993	89	11,528
FOP	351	30	2004	105	13,600
FST	72	55	1993	40	5,181
SFB	266	80	2004	213	27,589

TOTALS	2,395			1,857	240,528
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	19.50
5	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00
6	0911	SCRN RM A	0	100	39	26	1,014.00	SF	18.00
8	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	1.88
2	000100	C	RES	100		OR			2.58

REVIEW DATE	11/22/2024	BY	TWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	19.50	19.50	100	1990	1990	3	20	390	
5	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	
6	0911	SCRN RM A	0	100	39	26	1,014.00	SF	18.00	18.00	100	2004	2004	3	20	3,650	
8	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	2018	2018	3	81	34,020	

TOTAL OB/XF										82,520							
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
1	000100	C	RES	100	0005	OR	0.00	0.00	1.88	AC		1.00	1.00	1.00	50,000.00	50,000.00	94,000
2	000100	C	RES	100		OR			2.58	AC		1.00	1.00	0.60	40,000.00	24,000.00	61,920

REVIEW DATE	11/22/2024	BY	TWA	Total Acres:	4.46	Total Land Value:	155,920	Market:	0	Agricultural:	0	Common:	155,920
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NASSAU COUNTY PROPERTY										PAGE 1 of 2				6
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 6				
BUILDING MARKET VALUE										Tax Dist:				255,893
TOTAL MARKET OB/XF VALUE														82,520
TOTAL LAND VALUE - MARKET														155,920
TOTAL MARKET VALUE														494,333
SOH/AGL Deduction														220,693
ASSESSED VALUE														273,640
TOTAL EXEMPTION VALUE										HX HB				51,411
BASE TAXABLE VALUE														222,229
TOTAL JUST VALUE														494,333
NCON VALUE														0
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														449,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005184	REPAIR/RRF	11,500	04/05/2022
19003185	REPAIR/RRF	15,767	04/01/2019
18002430	GARAGE	57,360	04/01/2018
B13121	XFOB	11,056	06/01/2004
P12722	SWIM POOL	25,352	06/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2743/623	10/15/2024	WD	U	I	11	100			
GRANTOR: THOMAS MYRON S & KATH									
GRANTEE: THOMAS MYRON S & KA									
0500/0958	10/01/1986	WD	U	V			100		
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W8 BAS=[YR=1993] W3 FOP=[YR=2004] N9 W39 S9 E39 \$ W52 S28 E17 FOP=[YR=1993] S10 E28 N10 W10 N2 W8 S2 W10 \$ E10 N2 E8 S2 E14 SFB=[YR=2004] E14 N19 W14 S19 \$ N19 E6 N9 \$ S9 E8 N9 \$.									

[illegible]