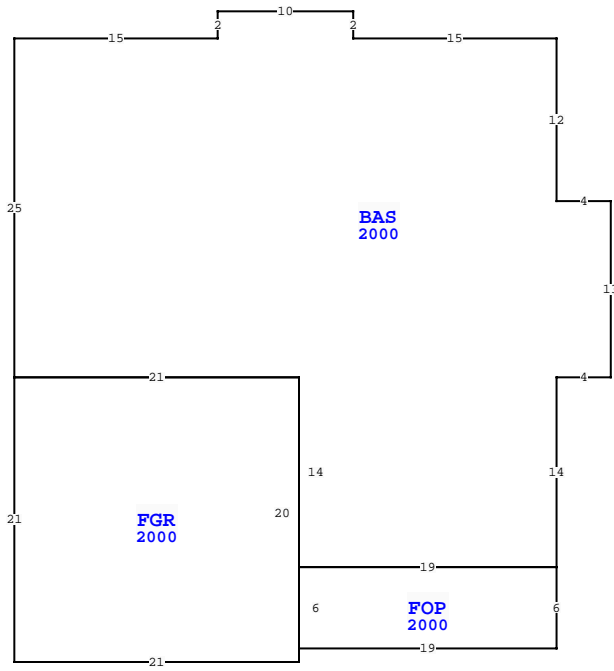


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	80	
Interior Floor	12	HARDWOOD	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	03	
NEIGHBORHOOD/LOC		3047.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100	1,338	124,565
FGR	441	55	243	22,623
FOP	114	30	34	3,166
TOTALS	1,893		1,615	150,353

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,615	115.2600	104.02	167,992	2000	2000	0	0	10.50	89.50
1 SINGLE FAM - 100% - 2001 Heated Area: 1338 HX Base Yr 2001											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		150,353	
TOTAL MARKET OB/XF VALUE		24,040	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		374,393	
SOH/AGL Deduction		205,885	
ASSESSED VALUE		168,508	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		118,508	
TOTAL JUST VALUE		374,393	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,134	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18246	SWIM POOL	12,500	07/01/2006
B9906625	NEW CONSTR	100,000	11/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1242/1803	7/02/2004	QC	U	I	01	100
GRANTOR: LEIDECKER HEATHER L						
GRANTEE: EUBANKS JASON C						
0863/0785	1/20/1999	WD	U	V	06	100
GRANTOR: EUBANKS THOMAS C & SA						
GRANTEE: EUBANKS JASON C						

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	51	16		5.20	5.20	100	2000	2000	3	80	3,395	
2	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2000	2000	3	80	244	
3	1242	WD DECK A	0	100	12	12		10.00	10.00	100	2000	2000	3	20	288	
4	0500	FP-PRE FAB	0	100	0	0		3,500.00	3,500.00	100	2000	2000	3	85	2,975	
5	0861	POOL GUNIT	0	100	20	13		85.00	85.00	100	2006	2006	3	48	10,608	
6	0845	KOOL DECK	0	100	0	0		7.25	7.25	100	2006	2006	3	88	3,267	
7	0830	FLAGSTONE	0	100	29	4		12.00	12.00	100	2001	2001	3	82	1,141	
8	0350	CARPORT WD	0	100	16	8		13.00	13.00	100	2008	2008	3	40	666	
9	1242	WD DECK A	0	100	0	0		10.00	10.00	100	2013	2013	3	65	1,456	

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 07/29/2022 BY KBA																								
Total Acres: 0.00					Total Land Value: 200,000					Market: 0					Agricultural: 0					Common: 200,000				