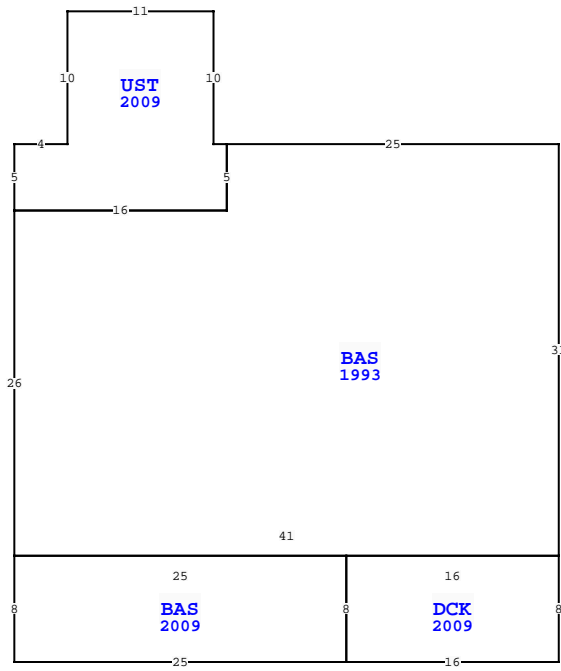


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD ON PLY 50
Exterior Wall	15 CONC BLOCK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	04 PLYWOOD 10
Interior Floor	14 CARPET 70
Interior Floor	13 LVT/LAMNT 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100
Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	2029.00
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	1,191 100 1,191 23,693
BAS	200 100 200 3,979
DCK	128 10 13 259
UST	190 45 86 1,711
TOTALS	1,709 1,490 29,640

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
0100	01	1,490	92.8098	83.76	124,802	1960	1960	0	0	40	36.25	23.75	
1 SINGLE FAM - 0% - 0 Heated Area: 1391 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			29,640
TOTAL MARKET OB/XF VALUE			9,422
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			139,062
SOH/AGL Deduction			0
ASSESSED VALUE			139,062
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			139,062
TOTAL JUST VALUE			139,062
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			135,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2434/0555	2/11/2021	WD Q	Q	I	01	129,000
GRANTOR: DUBBERLY JAMES C & IA						
GRANTEE: INGRAM GERALD						
2091/0572	12/28/2015	QC U	U	I	11	87,500
GRANTOR: GOWER AJA CHRISTINE						
GRANTEE: DUBBERLY JAMES 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	0810	CONCRETE A	0	0	0	0	566.00	SF	6.50	6.50	100	1980	1980	3	35	1,288	
2	0510	GARAGE WD-	0	0	0	0	512.00	SF	35.00	35.00	100	1961	1961	3	20	3,584	
3	0812	CONCRETE C	0	0	0	0	1,669.00	SF	4.00	4.00	100	1989	1989	3	59.5	3,972	
4	0940	SHEDS/PORT	0	0	12	8	96.00	SF	20.10	20.10	100	1989	1989	3	20	386	
5	0681	POLE SHED	0	0	8	8	64.00	SF	15.00	15.00	100	1989	1989	3	20	192	
TOTAL OB/XF 9,422																	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W25 UST=[YR=2009] W1 N10 W11 S10 W4 S5 E16 N5\$ S5 W16 S26 BAS=[YR=2009] S8 E25 DCK=[YR=2009] E16 N8 W16 S8\$ N8 W25 \$ E41 N31 \$.	

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	0		RM	100.00	132.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							