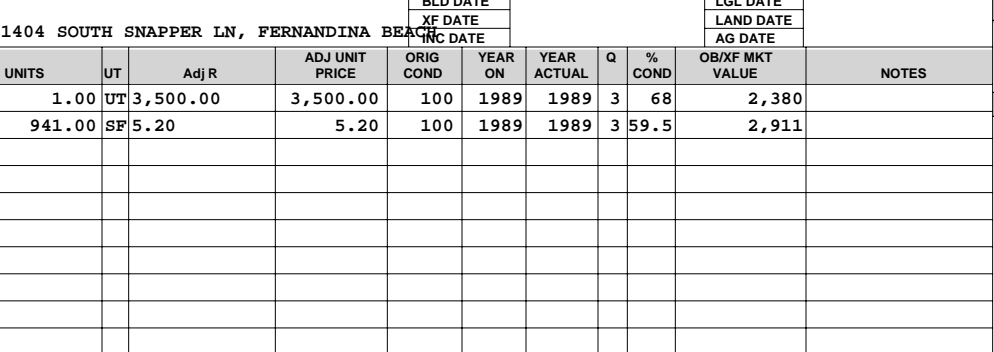


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	2008.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,947	100	1,947
FGR	418	55	230
FOP	15	30	4
FOP	154	30	46
PTO	110	5	6
			SUBAREA MARKET VALUE
			256,716
			30,326
			528
			6,065
			791
TOTALS	2,644		2,233
			294,425

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,233	128.3653	152.43	340,376	1989	1994	0	0	13.50	86.50
1 SNGL FAM - 100% - 2022 Heated Area: 1947 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			294,425
TOTAL MARKET OB/XF VALUE			5,291
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			414,716
SOH/AGL Deduction			0
ASSESSED VALUE			414,716
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			364,716
TOTAL JUST VALUE			414,716
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			431,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20213268	REPAIR/RRF	0	03/01/2021
3021	H/AC	1,900	05/18/1989
5926	NEW CONSTR	1,600	05/16/1989
3517	NEW CONSTR	1,500	05/15/1989
5716	NEW CONSTR	96,485	05/09/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/1144	1/29/2021	WD Q	Q	I	02	439,000
GRANTOR: GIDDINGS CHRISTOPHER						
GRANTEE: FULTON JOHN S & ROC						
2428/0332	1/22/2021	FJ U	I	11		0
GRANTOR: GIDDINGS THOMAS L EST						
GRANTEE: GIDDINGS CHRISTOPHE						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0811	CONCRETE B	0	100	0	941.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,911	
TOTALS															5,291	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W19 PTO=[YR=1993] N5 W22 S5 FOP=[YR=1993] S7 E22 N7 W22 \$ E22 \$ S7 W22 N7 W15 S11 W2 S11 E2 S20 E15 S7 E17 FOP=[YR=1993] E5 N3 W5 S3 \$ N3 E5 N4 FGR=[YR=1993] E19 N22 W19 S22 \$ N22 E19 N1 E1 N6 W1 N13 \$.	

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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							