



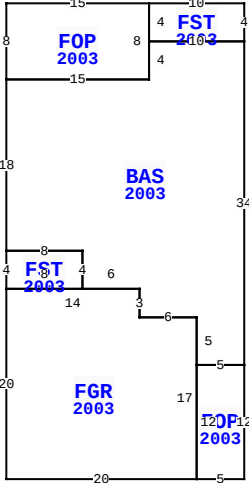
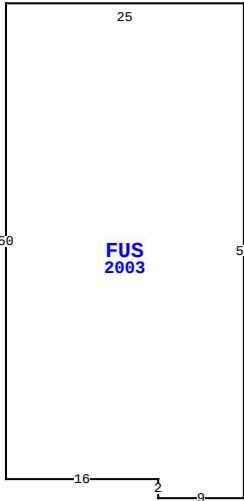
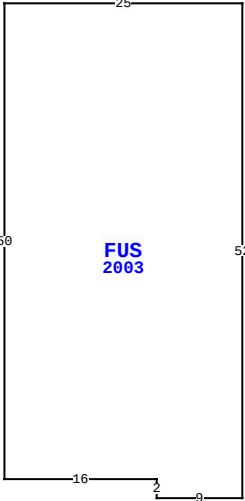
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03

Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		03
NEIGHBORHOOD/LOC	3004.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	616	76,604
FGR	382	55	210	26,115
FOP	60	30	18	2,238
FOP	120	30	36	4,477
FST	32	55	18	2,238
FST	40	55	22	2,736
FUS	1,268	100	1,268	157,684
FUS	1,268	100	1,268	157,684
TOTALS	3,786		3,456	429,775

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	UNIT PRICE
1	000100	C	SFR	0		RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	3,456	144.6387	137.41	474,889	2003	2003	0	0	9.50	90.50
1 TOWNHOUSE - 0% - 0											
Heated Area: 3152						HX Base Yr					
											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	429,775		
TOTAL MARKET OB/XF VALUE	16,917		
TOTAL LAND VALUE - MARKET	450,000		
TOTAL MARKET VALUE	896,692		
SOH/AGL Deduction	124,286		
ASSESSED VALUE	772,406		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	772,406		
TOTAL JUST VALUE	896,692		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	751,743		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209625	NEW CONSTR	227,305	05/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2308/1580	9/30/2019	WD	Q	I	01	775,000
GRANTOR: NORRIS KAYE L & WILLI						
GRANTEE: BEARDEN MARK E & RO						
1989/1402	6/19/2015	WD	U	I	30	600,000
GRANTOR: LANDRUM FAMILY BEACH						
GRANTEE: NORRIS KAYE LANDRUM						

BUILDING NOTES															
BUILDING DIMENSIONS															
FST=[YR=2003] W10 FOP=[YR=2003] W15 S8 BAS=[YR=2003] S18															
FST=[YR=2003] S4 FGR=[YR=2003] S20 E20 FOP=[YR=2003] E5 N12															
W5 S12\$ N17 W6 N3 W14\$ E8 N4 W8\$ E8 S4 E6 S3 E6 S5 E5 N34 W10															
S4 W15\$ E15 N8\$ S4 E10 N4\$ PTR=E15 FUS=[YR=2003] E25 S52 W9															
N2 W16 N50\$ W15\$ PTR=E45 FUS=[YR=2003] E25 S52 W9 N2 W16															
N50\$ W45\$.															

TOTAL OB/XF															
16,917															
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
1	000100	C	SFR	0		RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00