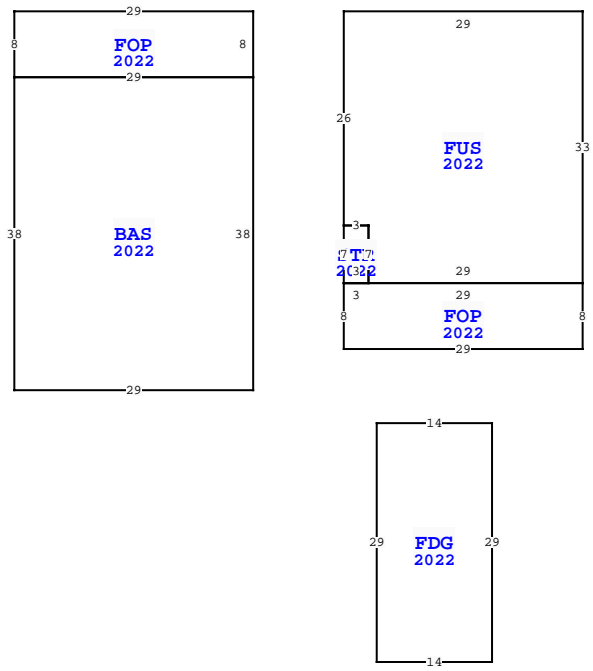


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1058.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,102	100	1,102
FDG	406	60	244
FOP	232	30	70
FOP	232	30	70
FUS	936	100	936
STR	21	10	2
TOTALS	2,929		2,424
			394,530

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,424	114.2190	162.76	394,530	2022	2022	0	0	0.00	100.00	
2 SFR CUST - 100% - 2023												
Heated Area: 2038												
HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		394,530	
TOTAL MARKET OB/XF VALUE		55,960	
TOTAL LAND VALUE - MARKET		312,000	
TOTAL MARKET VALUE		762,490	
SOH/AGL Deduction		0	
ASSESSED VALUE		762,490	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		712,490	
TOTAL JUST VALUE		762,490	
NCON VALUE		450,490	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222035	SWIM POOL	0	04/01/2022
20211363	NEW CONSTR	280,191	08/17/2021
20210064	DEMOLITION	0	05/21/2021
20121648	ROOF	4,500	08/13/2012
20101392	OTHER	2,450	08/20/2010
20051589	ELEC OTHER	1,000	04/15/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/1497	7/02/1998	WD U	I	06		100
GRANTOR: BEASLEY ELOISE S & CE						
GRANTEE: BEASLEY ELOISE S &						
0254/0504	12/01/1977	WD U	I			41,100
GRANTOR:						
GRANTEE:						

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	0855	CONC PAVER	0	100	0	0			1,088.00	SF	10.00	10.00	100	2022	2022	3	100	10,880			
2	0476	VF 6 SBPL	0	100	0	0			132.00	LF	32.00	32.00	100	2022	2022	3	100	4,224			
3	0470	VNYL GATE	0	100	0	0			3.00	UT	300.00	300.00	100	2022	2022	3	100	900			
4	0861	POOL GUNIT	0	100	0	0			286.00	SF	85.00	85.00	100	2022	2022	3	100	24,310			
5	0855	CONC PAVER	0	100	0	0			771.00	SF	10.00	10.00	100	2022	2022	3	100	7,710			
6	0871	POOL HTR R	0	100	0	0			1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000			
7	0810	CONCRETE A	0	100	0	0			144.00	SF	6.50	6.50	100	2022	2022	3	100	936			
8	0501	FP-AVERAGE	0	100	0	0			1.00	UT	5,000.00	5,000.00	100	2022	2022	3	100	5,000			
TOTALS													55,960								

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			50.00	110.00	50.00	FF		1.00	1.00	0.96	6,500.00	6,240.00	312,000								