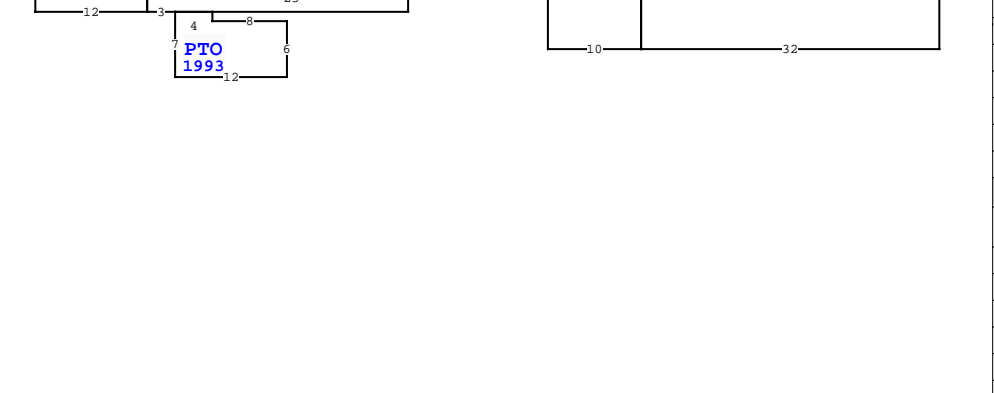


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	05 ASPH TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2700	01	2,395	105.3500	125.63	300,884	1959	1980	0	0	0	24.38	75.62		
1 DUPLEX - 0% - 0 Heated Area: 2268 HX Base Yr														



Quality	03 Quality Level 03			
DOR CODE	0800 MULTI-FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1058.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	79,801
FUS	1,088	100	1,088	103,361
FUS	340	100	340	32,300
PTO	76	5	4	380
PTO	90	5	4	380
UGR	264	45	119	11,305
TOTALS	2,698		2,395	227,528

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			227,528
TOTAL MARKET OB/XF VALUE			7,177
TOTAL LAND VALUE - MARKET			312,000
TOTAL MARKET VALUE			546,705
SOH/AGL Deduction			0
ASSESSED VALUE			546,705
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			546,705
TOTAL JUST VALUE			546,705
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			514,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B032333	XFOB	4,000	01/13/2003
B021008	REMODEL	55,000	06/13/2002
6780	REMODEL	1,800	10/18/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/0969	6/28/2021	WD Q	Q	I	01	747,500
GRANTOR: GIBSON NORMAN GILBERT						
GRANTEE: PRYOR GERALD W II &						
1452/0844	10/16/2006	WD Q	Q	I		659,000
GRANTOR: RASHER DONALD C & JUD						
GRANTEE: GIBSON NORMAN GILBE						

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	0812	CONCRETE C	0	0	0	0	1,415.00	SF	4.00	4.00	100	2003	2003	3	84	4,754	
2	1242	WD DECK A	0	0	24	12	288.00	SF	12.50	12.50	100	1991	1991	3	20	720	
3	1242	WD DECK A	0	0	23	8	184.00	SF	12.50	12.50	100	2005	2005	3	27	621	
4	1242	WD DECK A	0	0	12	4	48.00	SF	10.00	10.00	100	1991	1991	3	20	96	
5	1076	TRELLIS A	0	0	8	8	64.00	SF	7.50	7.50	100	2005	2005	3	44	211	
6	0097	AWNING CN	0	0	0	0	22.00	SF	65.00	65.00	100	2005	2005	3	44	629	
7	1242	WD DECK A	0	0	0	0	54.00	SF	10.00	10.00	100	2005	2005	3	27	146	
TOTALS														7,177			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W7 PTO=[YR=2003] N6 W15 S6 E15 S W21 S8			
UGR=[YR=1993] W12 S22 E12 N22 S S22 E3 PTO=[YR=1993] S7 E12			
N6 W8 N1 W4 S E25 N30 S PTR= E15 FUS=[YR=2003] E10			
FUS=[YR=1993] E32 S34 W32 N34 S S34 W10 N34 S W15 S .			

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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0			50.00	110.00	50.00	FF		1.00	1.00	0.96	6,500.00	6,240.00	312,000							