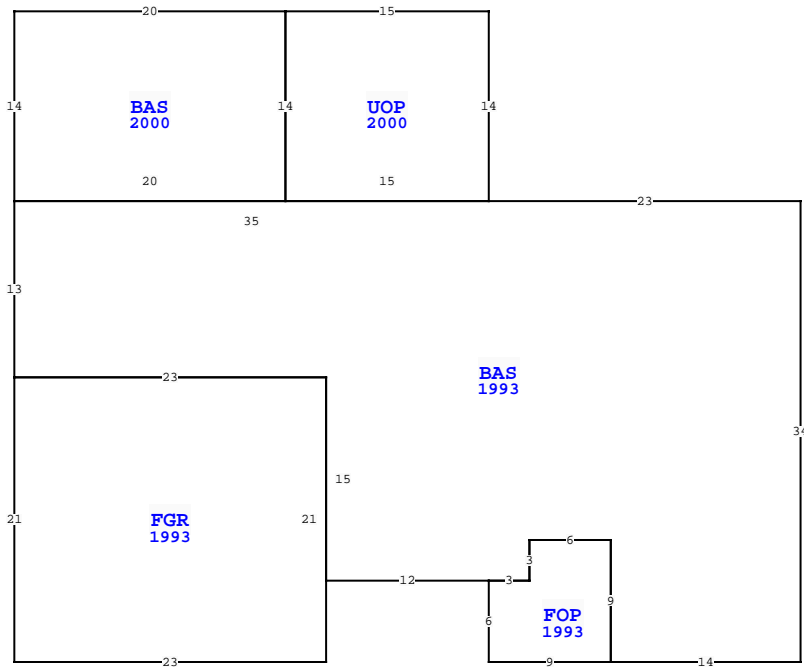


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	08 SHT VINYL 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
BUD8 Adjustme	02 DIST FB 100			
Occupancy	00 NONE 100			
Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100	1,345	113,939
BAS	280	100	280	23,720
FGR	483	55	266	22,533
FOP	72	30	22	1,864
UOP	210	20	42	3,558
TOTALS	2,390		1,955	165,613

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,955	110.1030	99.37	194,268	1988	1992	0	0	14.75	85.25		
1 SINGLE FAM - 0% - 0 Heated Area: 1625 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			165,613
TOTAL MARKET OB/XF VALUE			7,157
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			397,770
SOH/AGL Deduction			103,257
ASSESSED VALUE			294,513
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			294,513
TOTAL JUST VALUE			397,770
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19990295	REPAIR/RRF	1,200	04/27/1999
19984714	ADDITION	20,000	12/28/1998
983544	ADDITION	3,000	04/13/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/1369	2/02/1993	WD	Q	I		78,500
GRANTOR: SMITH ELWYN & CHERYL						
GRANTEE: CARTER PETER & MAR						
0554/0560	10/12/1988	WD	Q	I		77,000
GRANTOR: M FIELDING DESIGN						
GRANTEE: SMITH ELWYN H						

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	930.00	SF	6.50	6.50	100	1988	1988	3	57	3,446	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
4	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1993	1993	3	20	480	
5	0962	SKYLIGHT	0	0	0	0	2.00	UT	250.00	250.00	100	1999	1999	3	79	395	
6	0820	WOOD WALK	0	0	4	14	56.00	SF	11.75	11.75	100	2000	2000	3	40	263	
7	0820	WOOD WALK	0	0	4	14	56.00	SF	11.75	11.75	100	2000	2000	3	40	263	

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	0006	R-1	75.00	107.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W23 UOP=[YR=2000] N14 W15 BAS=[YR=2000] W20 S14 E20 N14 \$ S14 E15 \$ W35 S13 FGR=[YR=1993] S21 E23 N21 W23 \$ E23 S15 E12 FOP=[YR=1993] S6 E9 N9 W6 S3 W3 \$ E3 N3 E6 S9 E14 N34 \$.													

REVIEW DATE														BY									
05/31/2018														DJX									
Total Acres: 0.00														Total Land Value: 225,000									
Market: 0														Agricultural: 0									
Common: 225,000														PRINTED 08/02/2023 BY SYS									