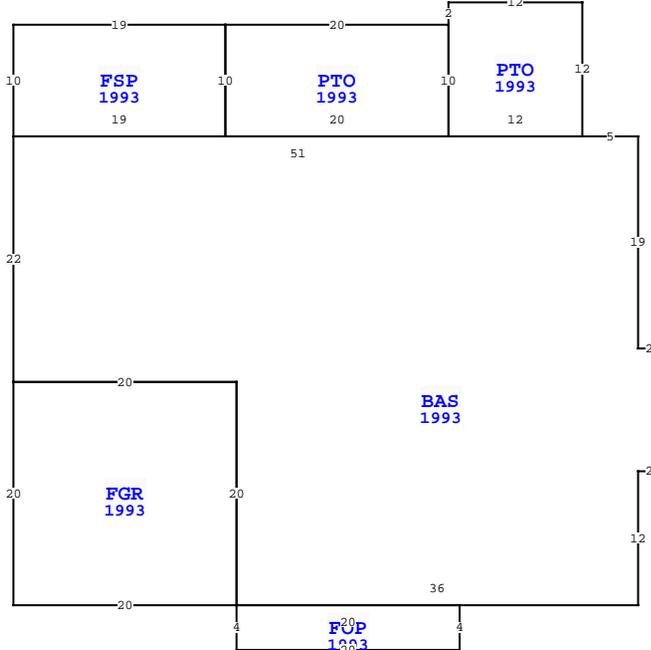


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	12 CEDAR 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1046.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,311	114.4836	135.95	314,180	1987	1987	0	0	16.30	83.70		
1 SNGL FAM - 0% - 0 Heated Area: 1974 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1,974	224,622
FGR	400	55	220	25,034
FOP	80	30	24	2,731
FSP	190	40	76	8,648
PTO	144	5	7	797
PTO	200	5	10	1,138
TOTALS	2,988		2,311	262,969

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			262,969
TOTAL MARKET OB/XF VALUE			8,096
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			401,065
SOH/AGL Deduction			69,906
ASSESSED VALUE			331,159
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			331,159
TOTAL JUST VALUE			401,065
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			406,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052865	REPAIR/RRF	2,000	10/17/2005
4409	NEW CONSTR	41,500	07/24/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/1508	5/29/2019	WD	U	I	11	100

GRANTOR: EASTMAN GERALD L & DE
GRANTEE: EASTMAN REVOCABLE T
1766/1545 11/23/2011 WD U I 38 195,000
GRANTOR: MCCOY KEVIN P & DANA
GRANTEE: EASTMAN GERALD L &

BUILDING NOTES	
BAS=[YR=1993] W5 PTO=[YR=1993] N12 W12 S2 PTO=[YR=1993] W20	
FSP=[YR=1993] W19 S10 E19 N10 \$ S10 E20 N10 \$ S10 E12\$ W51	
S22 FGR=[YR=1993] S20 E20 FOP=[YR=1993] S4 E20 N4 W20 \$ N20	
W20 \$ E20 S20 E36 N12 E2 N11 W2 N19 \$.	

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	0811	CONCRETE B	0	0	0	0	849.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,406	
2	0811	CONCRETE B	0	0	9	3	27.00	SF	5.20	5.20	100	1987	1987	3	54.5	77	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
4	0825	BRICK	0	0	0	0	284.00	SF	12.50	12.50	100	2002	2002	3	95	3,373	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							