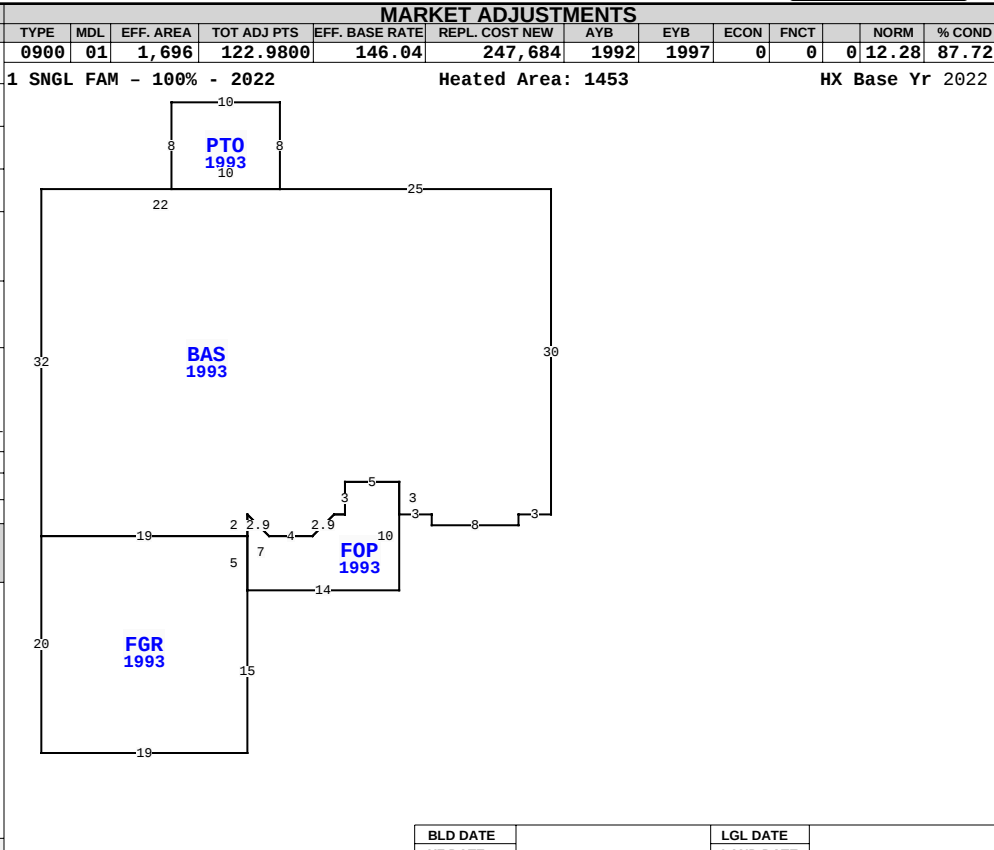




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,453	100	1,453	186,138
FGR	380	55	209	26,774
FOP	101	30	30	3,843
PTO	80	5	4	512
TOTALS	2,014		1,696	217,268



L	N	OB/UF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
1	0500	FP-PRE	FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
2	0811	CONCRETE	B	0	100	0	0	724.00	SF	5.20	5.20	100	1992	1992	3	66	2,485	

LAND DESCRIPTION										TOTAL OB/XF								5,075	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	1		
REVIEW DATE		06/28/2023		BY	TW		Total Acres: 0.00		Total Land Value: 130,000				Market: 0		Agricultural: 0				

NASSAU COUNTY PROPERTY										PAGE 1 of 1 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 2					Tax Dist:					217,268				
BUILDING MARKET VALUE					TOTAL MARKET OB/UF VALUE					130,000					352,343				
TOTAL LAND VALUE - MARKET					SOH/AGL Deduction					0					352,343				
ASSESSED VALUE					TOTAL EXEMPTION VALUE					HX HB VX					55,000				
BASE TAXABLE VALUE					TOTAL JUST VALUE					NCON VALUE					0				
INCOME VALUE					PREVIOUS YEAR MKT VALUE					356,521									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222457	SWIM POOL	0	10/21/2022
20100757	H/AC	1,500	05/07/2010
7218	NEW CONSTR	64,895	07/23/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2464/0722	5/19/2021	WD	Q	I	02	350,000	
GRANTOR: VERRIER TRACEY HINES							
GRANTEE: SINNO MICHAEL A JR							
2445/0283	3/23/2021	WD	Q	I	01	355,000	
GRANTOR: PIERCE NICOLE M MCDON							
GRANTEE: VERRIER TRACEY HINE							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W25 PTO=[YR=1993] N8 W10 S8 E10\$ W22 S32 FGR=[YR=1993] S20 E19 N15 FOP=[YR=1993] E14 N10 W5 S3 W1 L2 D2 W4 U2 L2 S7\$ N5 W19\$ E19 N2 D2 R2 E4 U2 R2 E1 N3 E5 S3 E3 S1 E8 N1 E3 N30\$.									