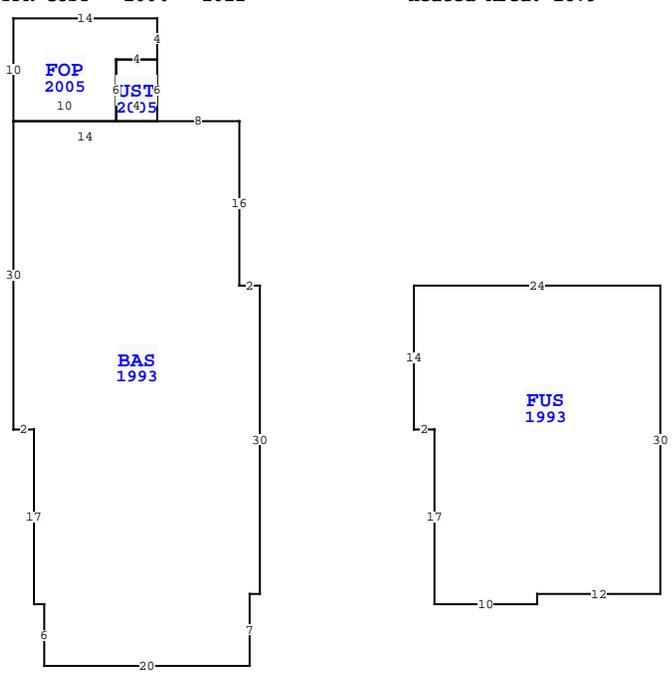


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	07	ASB SHNGLE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 80	
Interior Wall	06	CUST PANEL 20	
Interior Floor	12	HARDWOOD 90	
Interior Floor	15	HARDTILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
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	1005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,181	100	1,181
FOP	116	30	35
FUS	698	100	698
UST	24	45	11
Subarea Market Value	191,959		
TOTALS		2,019	1,925
TOTALS		312,888	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND		
1	SFR	CUST - 100%	- 2022											
				Heated Area: 1879					HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			312,888
TOTAL MARKET OB/XF VALUE			4,695
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			567,583
SOH/AGL Deduction			19,678
ASSESSED VALUE			547,905
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			497,905
TOTAL JUST VALUE			567,583
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			531,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220088	ADDITION	0	01/14/2022
20091256	REMODEL	300	09/17/2009
20052630	DEMOLITION	1,000	09/08/2005
20052499	REPAIR/RRF	6,000	08/22/2005
20052355	ADDITION	2,000	08/02/2005
20052255	REMODEL	10,000	07/19/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2438/0931	2/26/2021	WD	Q	I	02	725,000
GRANTOR: MCDANIEL MARLA J & GA						
GRANTEE: POSTMA REBECCA B &						
0833/0381	5/08/1998	WD	Q	I		135,000
GRANTOR: COURSON CHARLES ALLEN						
GRANTEE: MCDANIEL MARLA J						

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	0510	GARAGE WD-	0 100	17	12	204.00	SF	35.00	35.00	100	1960	1960	3	20	1,428	
3	0819	CONC 12"	0 100	4	6	24.00	SF	9.50	9.50	100	1960	1960	3	20	46	
4	0810	CONCRETE A	0 100	5	11	55.00	SF	6.50	6.50	100	1960	1960	3	20	72	
5	0810	CONCRETE A	0 100	95	10	950.00	SF	3.25	3.25	100	2006	2006	3	88	2,717	
7	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1920	1920	3	20	400	
9	1242	WD DECK A	0 100	4	3	12.00	SF	10.00	10.00	100	2005	2005	3	27	32	
TOTALS														4,695		

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	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	50.00	50.00	250,000							