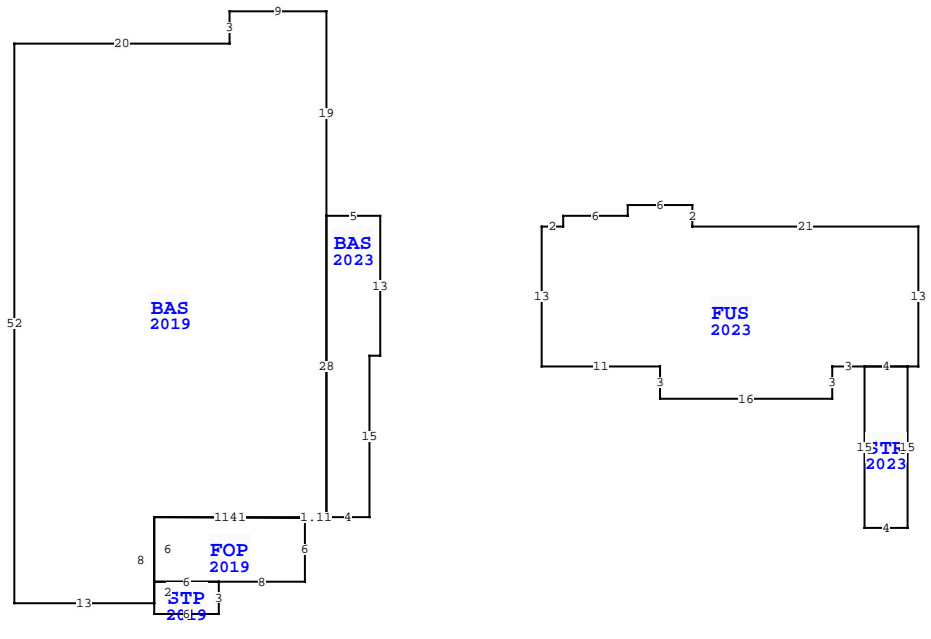


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	12	HARDWOOD	80	
Interior Floor	11	CLAY TILE	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		3	100	
Frame	02	WOOD FRAME	100	
Stories	2.	2.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1,408	231,236
BAS	125	100	125	20,529
FOP	84	30	25	4,106
FUS	521	100	521	85,564
STP	18	10	2	328
STR	60	10	6	985
TOTALS	2,216		2,087	342,748

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2020							
					Heated Area: 2054						
						HX Base Yr 2020					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		342,748	
TOTAL MARKET OB/XF VALUE		15,670	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		708,418	
SOH/AGL Deduction		240,575	
ASSESSED VALUE		467,843	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		412,843	
TOTAL JUST VALUE		708,418	
NCON VALUE		95,329	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		431,556	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222452	GARAGE	132,066	11/08/2022
20222543	SWIM POOL	70,000	10/19/2022
20222238	ADDITION	0	06/16/2022
20182441	NEW CONSTR	158,396	07/12/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2531/1834	1/24/2022	WD	U	V	11	100
GRANTOR: SHARPE MICHAEL & CHRI						
GRANTEE: SHARPE MICHAEL F RE						
2377/0492	6/11/2020	WD	U	I	11	100
GRANTOR: SHARPE MICHAEL F						
GRANTEE: SHARPE MICHAEL F RE						

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	0855	CONC PAVER	0	100	0	804.00	SF	10.00	10.00	100	2019	2019	3	99	7,960	
2	0855	CONC PAVER	0	100	0	762.00	SF	10.00	10.00	100	2019	2019	3	99	7,544	
3	1134	LANDSCP BL	0	100	0	56.00	SF	3.00	3.00	100	2018	2018	3	99	166	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BAS=[YR=2019;ORIG=0,0] W9 S3 W20 S52 E13 N8 D0.1R14.1 U0.1R1.11 N28 N19 \$ FUS=[YR=2023;ORIG=55,20] W21 N2 W6 S1 W6 S1 W2 S13 E11 S3 E16 N3 E3 E4 E1 N13 \$ BAS=[YR=2023;ORIG=0,47] E4 N15 E1 N13 W5 S28 \$ FOP=[YR=2019;ORIG=-10,53] E8 N6 W14 S6 E6 \$ STR=[YR=2023;ORIG=54,33] W4 S15 E4 N15 \$ STP=[YR=2019;ORIG=-16,55] S1 E6 N3 W6 S2 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 15,670																								
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		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	175,000							
2	000100	C	SFR	100			50.00	100.00	50.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	175,000							