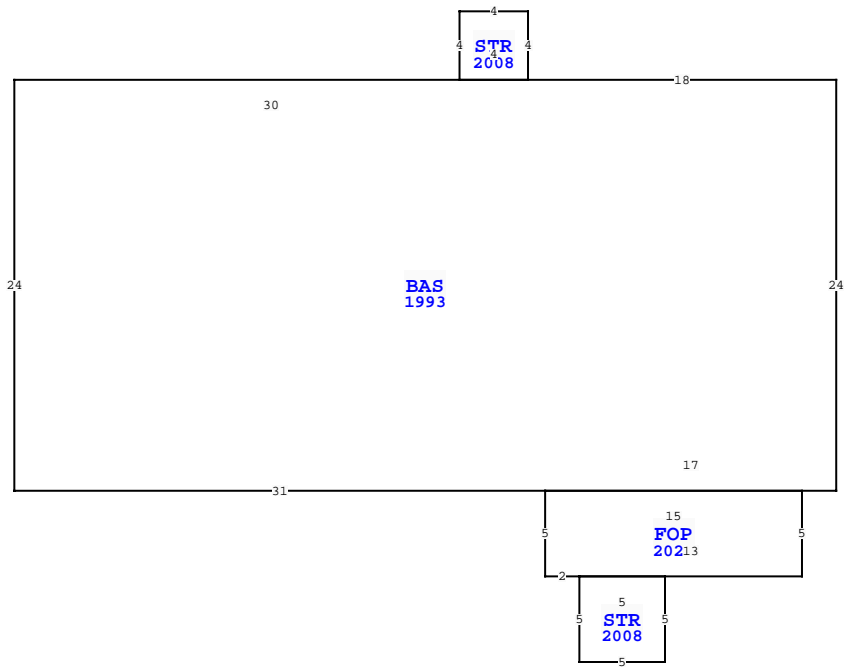


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,152	100	1,152
FOP	75	30	22
STR	16	10	2
STR	25	10	2
TOTALS	1,268		1,178

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,178	129.1080	153.32	180,611	1974	2000	0	0	10.75	89.25	
1 SNGL FAM - 100% - 2023												
Heated Area: 1152												
HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			161,195
TOTAL MARKET OB/XF VALUE			1,261
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			362,456
SOH/AGL Deduction			0
ASSESSED VALUE			362,456
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			312,456
TOTAL JUST VALUE			362,456
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090526	XFOB	3,175	04/28/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/0964	11/08/2021	WD	Q	I	02	363,000
GRANTOR: JOHNSON RANDY S						
GRANTEE: CRUZ JENNIFER NICOL						
2422/0130	12/31/2020	WD	Q	I	02	145,000
GRANTOR: STAFFORD DIANE M						
GRANTEE: JOHNSON RANDY S						

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	100	41	3		6.50	6.50	100	1974	1974	3	26	208	
2	0940	SHEDS/PORT	0	100	13	10		30.00	30.00	100	2005	2005	3	27	1,053	

BLD DATE		03/26/2015	KK	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W18 STR=[YR=2008] N4W4S4E4S W30S24 E31	
FOP=[YR=2021] S5E2 STR=[YR=2008] S5E5N5W5E13N5W15E17 N24S.	

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	DPTH 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	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000								