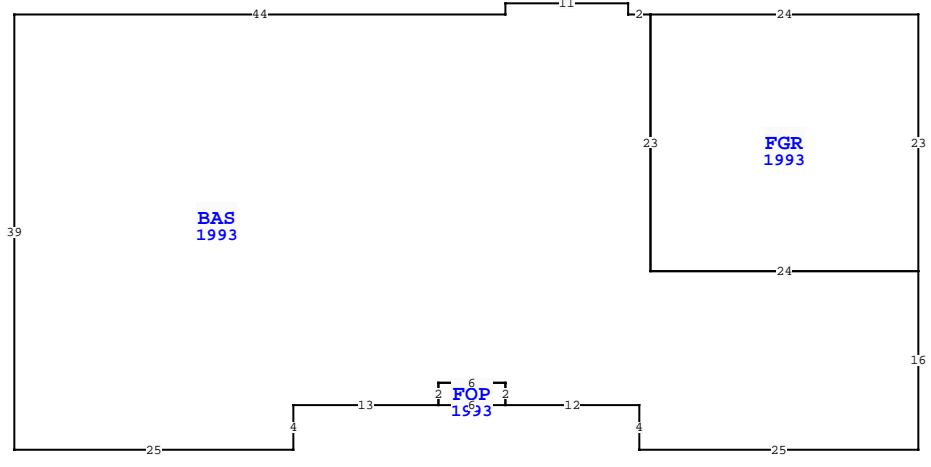


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	20 FACE BRICK 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	12 MODULAR MT 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 90			
Interior Floor	08 SHT VINYL 10			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
BUD8 Adjustme	06 DIST 1D 100			
Occupancy	00 NONE 100			
Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,482	100	2,482	256,431
FGR	552	55	304	31,408
FOP	12	30	4	413
TOTALS	3,046		2,790	288,252

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,790	118.1280	140.28	391,381	1975	1985	0	0	26.35	73.65	
1 SNGL FAM - 0% - 0 Heated Area: 2482 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	288,252		
TOTAL MARKET OB/XF VALUE	5,467		
TOTAL LAND VALUE - MARKET	35,400		
TOTAL MARKET VALUE	329,119		
SOH/AGL Deduction	50,573		
ASSESSED VALUE	278,546		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	278,546		
TOTAL JUST VALUE	329,119		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	254,937		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21514	CO ISSUED	180,000	10/23/2008
B21955	CARPORT	9,000	10/01/2008
M14043	MECH OTHER	0	08/01/2008
B21599	GARAGE DOOR	1,375	07/01/2008
E20914	ELEC OTHER	2,500	06/01/2008
R11322	REPAIR/RRF	6,000	06/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/0955	8/03/2018	WD	U	I	30	435,000
GRANTOR: HIGGINBOTHAM NAOMI I						
GRANTEE: HIGGINBOTHAM NAOMI						
2150/1659	10/08/2017	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM N W & NA						
GRANTEE: HIGGINBOTHAM NEAL W						

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	1,330	
2	0812	CONCRETE C	0	0	0	1,231.00	SF	4.00	4.00	100	1975	1975	3	27	1,329	
4	0350	CARPORT WD	0	0	30	48	SF	9.75	9.75	100	1980	1980	3	20	2,808	
TOTALS													5,467			

LAND DESCRIPTION																								
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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	35,400							

BUILDING NOTES												
BUILDING DIMENSIONS												
FGR=[YR=1993] W24 BAS=[YR=1993] W2 N1 W11 S1 W44 S39 E25 N4 E13 FOP=[YR=1993] E6 N2 W6 S2\$ N2 E6 S2 E12 S4 E25 N16 W24 N23\$ S23 E24 N23\$.												