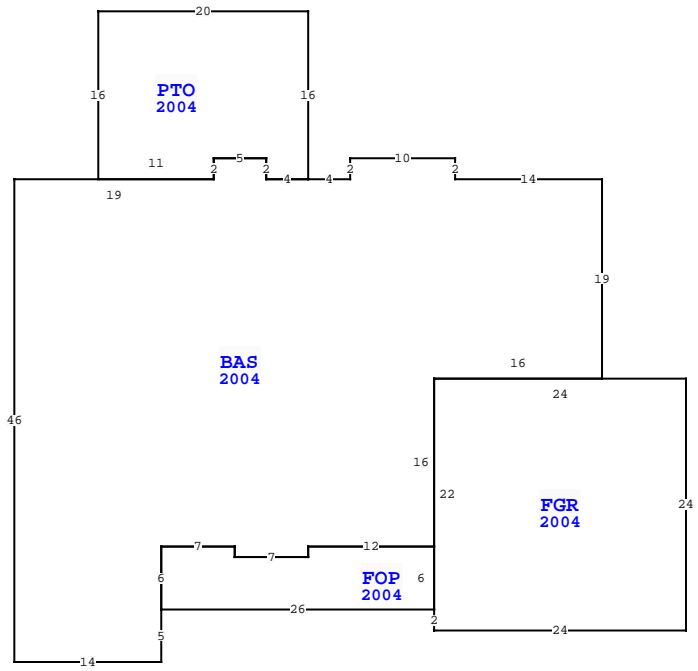


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	20	FACE BRICK 10	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMNT 60	
Interior Floor	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,895	100	1,895
FGR	576	55	317
FOP	149	30	45
PTO	310	5	16
TOTALS	2,930		2,273
			263,580

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,273	107.3100	127.43	289,648	2004	2004	0	0	9.00	91.00
1 SNGL FAM - 100% - 2014 Heated Area: 1895 HX Base Yr 2014											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		263,580	
TOTAL MARKET OB/XF VALUE		19,834	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		318,414	
SOH/AGL Deduction		122,897	
ASSESSED VALUE		195,517	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		145,517	
TOTAL JUST VALUE		318,414	
NCON VALUE		11,898	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,279	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017198	CARPORT	19,146	11/21/2022
E0412234	NEW CONSTR	0	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2378/0605	7/07/2020	QC	U	I	11	100
GRANTOR: CONNER BRIAN & AMBER						
GRANTEE: CONNER AMBER						
2137/0209	7/27/2017	WD	U	I	30	210,000
GRANTOR: DUGGAN VONDA & AMBER C						
GRANTEE: CONNER BRIAN & AMBE						

BLD DATE		03/03/2023		NW		LGL DATE	
XF DATE						LAND DATE	
INC DATE						AG DATE	

BUILDING NOTES	
BAS=[YR=2004] W14 N2 W10 S2 W4 PTO=[YR=2004] N16 W20 S16 E11 N2 E5 S2 E4\$ W4 N2 W5 S2 W19 S46 E14 N5 FOP=[YR=2004] E26 FGR=[YR=2004] S2 E24 N24 W24 S22\$ N6 W12 S1 W7 N1 W7 S6\$ N6 E7 S1 E7 N1 E12 N16 E16 N19\$.	

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	0812	CONCRETE C	0 100	0	0	2,307.00	SF	4.00	4.00	100	2004	2004	3	86	7,936	
2	0680	POLE SHED	0 100	24	24	576.00	SF	10.00	10.00	100	2022	2022	3	100	5,760	
3	0680	POLE SHED	0 100	30	22	660.00	SF	10.00	10.00	100	2019	2019	3	93	6,138	
TOTAL OB/XF 19,834																

LAND DESCRIPTION															TOTAL OB/XF 19,834									
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	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							