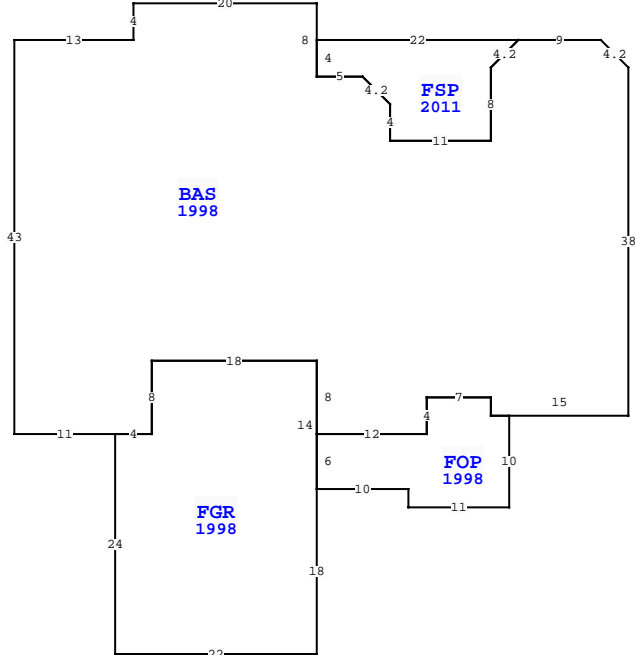


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 10
NEIGHBORHOOD/LOC	10001.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	2,593 100 2,593 419,913
FGR	672 55 370 59,918
FOP	180 30 54 8,745
FSP	162 40 65 10,526
TOTALS	3,607 3,082 499,102

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,082	122.1990	174.13	536,669	1998	2008	0	0	0	7.00	93.00
1 SFR CUST - 100% - 2023 Heated Area: 2593 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			499,102
TOTAL MARKET OB/XF VALUE			14,151
TOTAL LAND VALUE - MARKET			450,000
TOTAL MARKET VALUE			963,253
SOH/AGL Deduction			0
ASSESSED VALUE			963,253
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			913,253
TOTAL JUST VALUE			963,253
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			747,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804637	B001	165,000	02/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/0651	6/30/2022	WD	Q	I	02	1,265,000
GRANTOR: OLIN MARK R						
GRANTEE: CHERRY ED & KIM (H&						
1240/0654	6/23/2004	WD	Q	I		520,000
GRANTOR: THOMPSON WILLIAM F &						
GRANTEE: OLIN MARK R & JANET						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660	
2	0810	CONCRETE A	0	100	0	2,214.00	SF	6.50	6.50	100	1998	1998	3	77	11,081	
3	1126	CB/STC 8"	0	100	0	64.00	SF	8.00	8.00	100	1998	1998	3	77	394	
4	0810	CONCRETE A	0	100	0	130.00	SF	6.50	6.50	100	1998	1998	3	77	651	
5	0810	CONCRETE A	0	100	0	73.00	SF	6.50	6.50	100	1998	1998	3	77	365	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] L3 U3 W9 FSP=[YR=2011] W22 S4 E5 D3 R3 S4 E11 N8 R3 U3 \$ D3 L3 S8 W11 N4 L3 U3 W5 N8 W20 S4 W13 S43 E11 FGR=[YR=1998] S24 E22 N18 FOP=[YR=1998] E10 S2 E11 N10 W2 N2 W7 S4 W12 S6 \$ N14 W18 S8 W4 \$ E4 N8 E18 S8 E12 N4 E7 S2 E15 N38 \$.	

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		RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							