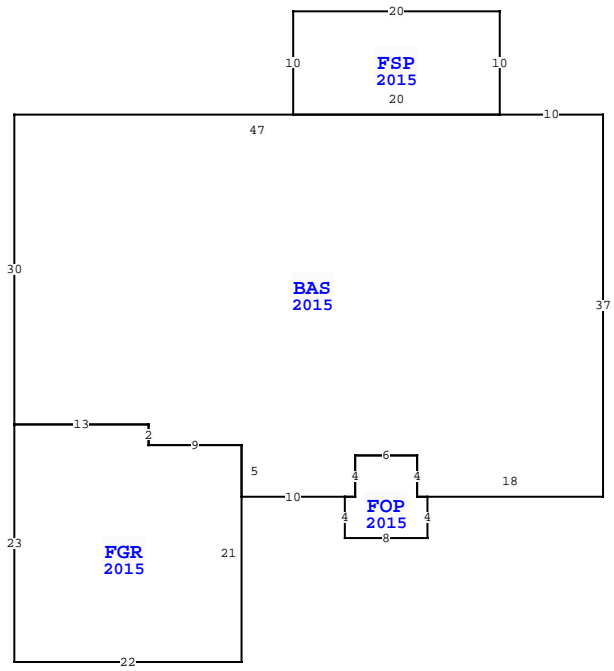


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8124.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,949	100	1,949
FGR	488	55	268
FOP	56	30	17
FSP	200	40	80
TOTALS	2,693		2,314
			280,664

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,314	107.8000	128.01	296,215	2015	2015	0	0	5.25	94.75		
1 SNGL FAM - 100% - 2023 Heated Area: 1949 HX Base Yr 2023													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE				280,664
TOTAL MARKET OB/XF VALUE				13,005
TOTAL LAND VALUE - MARKET				90,000
TOTAL MARKET VALUE				383,669
SOH/AGL Deduction				0
ASSESSED VALUE				383,669
TOTAL EXEMPTION VALUE	HX HB VX			55,000
BASE TAXABLE VALUE				328,669
TOTAL JUST VALUE				383,669
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				341,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531185	CO ISSUED	0	12/09/2015
B1531185	NEW CONSTR	236,993	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/0884	5/23/2022	WD Q	Q	I	01	460,000
GRANTOR: VAUGHN ROGER T JR & R						
GRANTEE: DOYLE JAMES D & A J						
2020/0450	12/21/2015	WD Q	Q	I	01	228,400
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: VAUGHN ROGER T JR &						

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	0811	CONCRETE B	0	100	0	1,925.00	SF	5.20	5.20	100	2015	2015	3	96	9,610	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W10 FSP=[YR=2015] N10 W20 S10 E20\$ W47 S30	
FGR=[YR=2015] S23 E22 N21 W9 N2 W13\$ E13 S2 E9 S5 E10	
FOP=[YR=2015] S4 E8 N4 W1 N4 W6 S4 W1\$ E1 N4 E6 S4 E18 N37\$.	

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	000134	C	SFR POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.50	60,000.00	90,000.00	90,000							