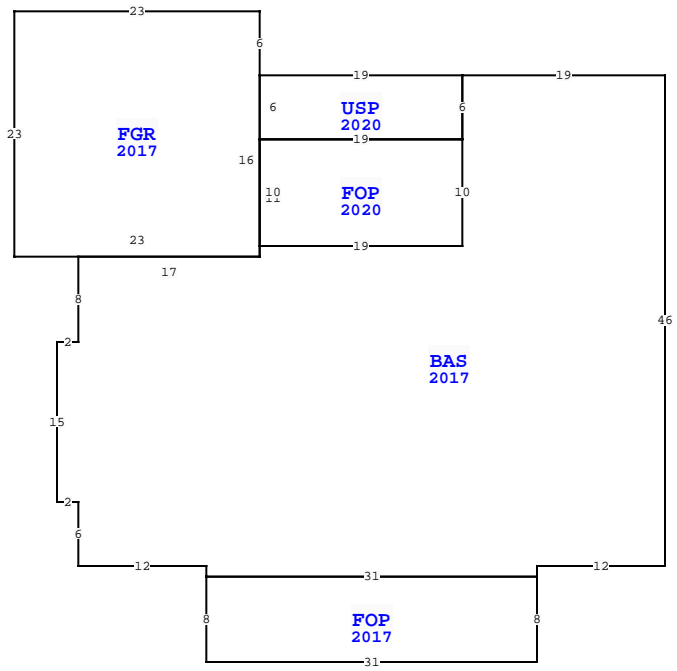


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	20 FACE BRICK 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	13 LVT/LAMMT 100			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
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	SUBAREA MARKET VALUE
BAS	2,188	100	2,188	261,685
FGR	529	55	291	34,804
FOP	248	30	74	8,850
FOP	190	30	57	6,817
USP	114	30	34	4,067
TOTALS	3,269		2,644	316,223

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,644	104.6400	124.26	328,543	2017	2017	0	0	0	3.75	96.25
1 SNGL FAM - 100% - 2021 Heated Area: 2188 HX Base Yr 2021												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			326,124
TOTAL MARKET OB/XF VALUE			17,513
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			403,637
SOH/AGL Deduction			148,688
ASSESSED VALUE			254,949
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			204,949
TOTAL JUST VALUE			403,637
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			357,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004086	CARPORT	22,547	07/01/2017
B1704604	CO ISSUED	0	05/24/2017
B1701701	NEW CONSTR	0	03/02/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/1612	12/10/2020	WD	Q	I	01	340,000
GRANTOR: BROWN BERYLE W & ATHA						
GRANTEE: MORGAN RICHARD A &						
2123/1528	5/30/2017	WD	Q	I	01	261,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: BROWN BERYLE W & AT						

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	2,638.00	SF	4.00	4.00	100	2017	2017	3	97	10,235	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
3	0812	CONCRETE C	0	100	0	1,343.00	SF	4.00	4.00	100	2020	2020	3	99	5,318	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W19 USP=[YR=2020] W19 FGR=[YR=2017] N6 W23 S23 E23 N1 FOP=[YR=2020] E19 N10 W19 S10\$ N16\$ S6 E19 N6\$ S6 W19 S11 W17 S8 W2 S15 E2 S6 E12 S1 FOP=[YR=2017] S8 E31 N8 W31\$ E31 N1 E12 N46\$.	

TOTAL OB/XF 17,513																								

