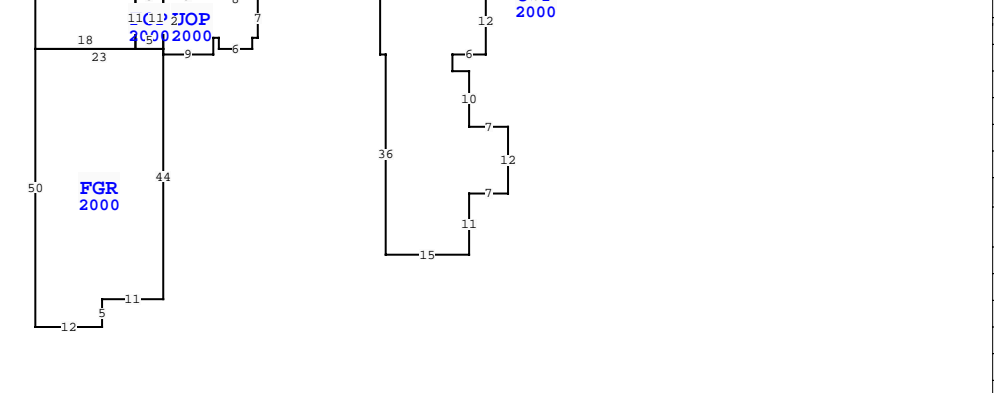


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 100
Roof Structur	08 IRREGULAR 100
Roof Cover	07 CONC TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	4,384	138.8288	197.83	867,287	2000	2000	0	0	0	11.00	89.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		771,885	
TOTAL MARKET OB/XF VALUE		50,846	
TOTAL LAND VALUE - MARKET		720,000	
TOTAL MARKET VALUE		1,542,731	
SOH/AGL Deduction		198,401	
ASSESSED VALUE		1,344,330	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,344,330	
TOTAL JUST VALUE		1,542,731	
NCON VALUE		1,282	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,233,721	

Quality	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 10			
NEIGHBORHOOD/LOC	10007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	237,693
FGR	1,095	55	602	105,994
FOP	55	30	16	2,817
FOP	544	30	163	28,699
FOP	544	30	163	28,699
FUS	1,995	100	1,995	351,257
UOP	14	20	3	528
UOP	30	20	6	1,056
UOP	105	20	21	3,697
UOP	148	20	30	5,282
TOTALS	6,056		4,384	771,885



PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905941	NEW CONSTR	500,000	04/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2285/1617	6/26/2019	WD Q	Q	I	01	1,250,000
GRANTOR: MCKEEL J THOMAS & DON						
GRANTEE: STUTZ JAMES D & KAT						
0782/1661	1/21/1997	TD Q	Q	V		167,500
GRANTOR: DESPIRLET ERIC G TRUS						
GRANTEE: MCKEEL J THOMAS & D						

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	0	0	2.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	3,400	
2	0855	CONC PAVER	0	0	0	1,957.00	SF	7.00	7.00	100	2014	2014	3	95	13,014	
3	0855	CONC PAVER	0	0	0	103.00	SF	7.00	7.00	100	2014	2014	3	95	685	
4	0300	BOAT DCK W	0	0	0	2,589.00	SF	40.00	40.00	100	2000	2000	3	29	30,032	
5	0858	SCULP CONC	0	0	0	304.00	SF	13.00	13.00	100	2000	2000	3	94	3,715	

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	000132	C	SFR RIVER	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.20	600,000.00	720,000.00	720,000							

TOTAL OB/XF													50,846										
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