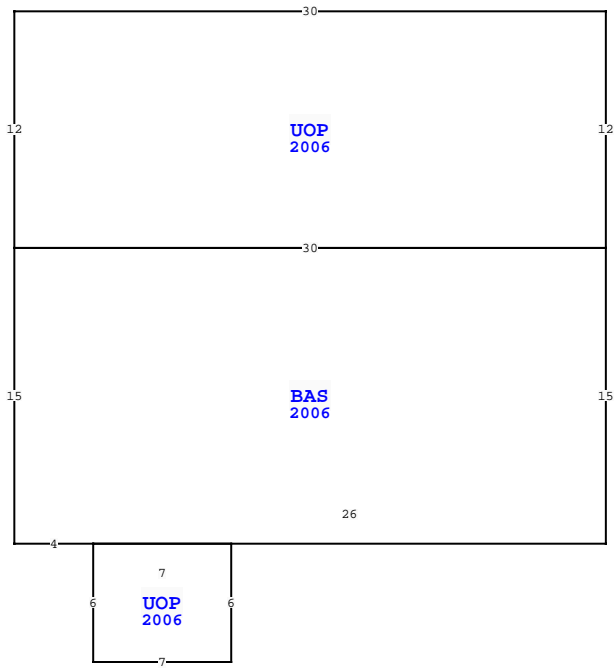


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floor	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	450	100	450
UOP	42	20	8
UOP	360	20	72
			SUBAREA MARKET VALUE
			4,505
			80
			721
TOTALS	852		530
			5,305

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
6500	01	530	44.0000	15.40	8,162	2000	2000	0	0	0	35.00	65.00	
1 GARAGE RES - 100% - 2011 Heated Area: 450 HX Base Yr 2011													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		393,329	
TOTAL MARKET OB/XF VALUE		671	
TOTAL LAND VALUE - MARKET		239,850	
TOTAL MARKET VALUE		428,833	
SOH/AGL Deduction		241,459	
ASSESSED VALUE		187,374	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		137,374	
TOTAL JUST VALUE		633,850	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,158	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21530	CO ISSUED	0	04/07/2010
M14406	MECH OTHER	0	03/01/2009
E21467	ELEC OTHER	2,000	12/01/2008
P13585	OTHER	0	12/01/2008
R11332	REPAIR/RRF	9,000	06/01/2008
B21530	NEW CONSTR	278,784	06/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/0987	6/21/2019	QC	U	I	11	100
GRANTOR: PATE JOYCE M						
GRANTEE: PATE GARY W						
1529/0191	10/05/2007	WD	Q	I		185,000
GRANTOR: MAY MELVIN & JACKIE						
GRANTEE: PATE GARY & JOYCE						

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	0810	CONCRETE A	0	100	0	0			6.50	100	2000	2000	3	80	671	

BUILDING NOTES	
BLD DATE: 06/13/2023 MLU	

BUILDING DIMENSIONS	
UOP=[YR=2006] W30 S12 BAS=[YR=2006] S15 E4 UOP=[YR=2006] S6 E7 N6 W7\$ E26 N15 W30\$ E30 N12\$.	

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	440.00	440.00	3,960							
3	005902	A	HARDWOOD SI	0			0.00	0.00	4.99	AC		1.00	1.00	1.00	175.00	175.00	873							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	13.99	AC		1.00	1.00	1.00	15,000.00	15,000.00	209,850							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	2.	2	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,347	100	2,347
FCP	588	25	147
FOP	192	30	58
FOP	224	30	67
FUS	778	100	778
GOF	72	125	90
TOTALS	4,201		3,487
			388,024

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,487	99.6912	118.38	412,791	2010	2010	0	0	6.00	94.00

2 SNGL FAM - 100% - 2011  
 Heated Area: 3197  
 HX Base Yr 2011

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			393,329
TOTAL MARKET OB/XF VALUE			671
TOTAL LAND VALUE - MARKET			239,850
TOTAL MARKET VALUE			428,833
SOH/AGL Deduction			241,459
ASSESSED VALUE			187,374
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			137,374
TOTAL JUST VALUE			633,850
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
WE00534	XFOB	0	05/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/0987	6/21/2019	QC	U	I	11	100
GRANTOR: PATE JOYCE M						
GRANTEE: PATE GARY W						
1529/0191	10/05/2007	WD	Q	I		185,000
GRANTOR: MAY MELVIN & JACKIE						
GRANTEE: PATE GARY & JOYCE						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES														
FCP=[YR=2010] W28 S21 FOP=[YR=2010] S8 BAS=[YR=2010] W31 S33 GOF=[YR=2010] S8 E9 N8 W9\$ E9S8E8 FOP=[YR=2010] S8 E24 N8 W24\$ E42 N41 W28\$ E28 N8 W28\$ E28 N21\$ PTR= E15 FUS=[YR=2010] E34 S25 W12 N18 W4 S18 E4 W22 N25\$ W15\$.														

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV