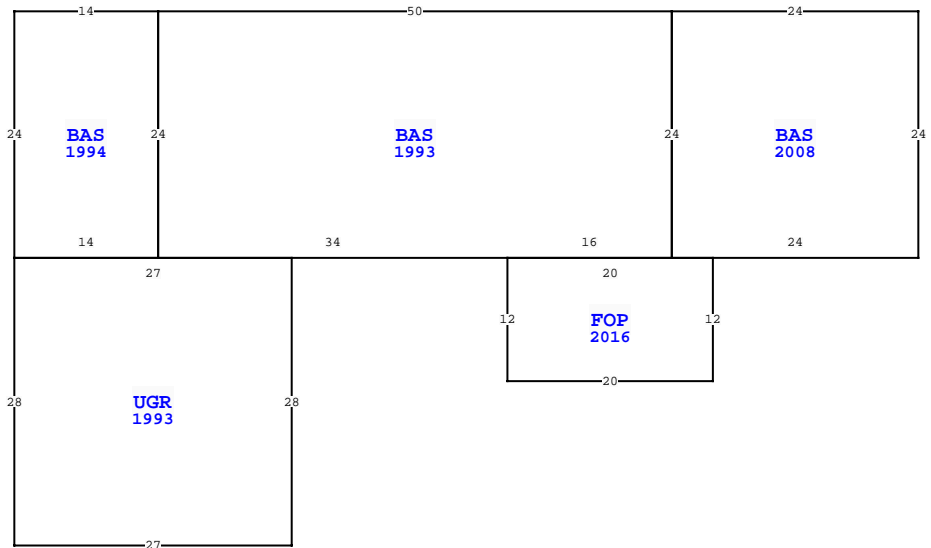


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD ON PLY 60	
Exterior Wall	19	COMMON BRK 40	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	06	DIST 1D 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	1,200	100	1,200
BAS	336	100	336
BAS	576	100	576
FOP	240	30	72
UGR	756	45	340
TOTALS	3,108		2,524
			168,462

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,524	102.7200	92.70	233,975	1969	1983	0	0	0	28.00	72.00	
1 SINGLE FAM - 100% - 0 Heated Area: 2112 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			211,127
TOTAL MARKET OB/XF VALUE			18,840
TOTAL LAND VALUE - MARKET			296,000
TOTAL MARKET VALUE			268,147
SOH/AGL Deduction			96,693
ASSESSED VALUE			171,454
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			121,454
TOTAL JUST VALUE			525,967
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614848	REPAIR/RRF	13,000	03/01/2016
93362	ADDITION	12,852	11/11/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/1458	3/27/2008	WD	U	I	01	22,500
GRANTOR: SHANNON CHARLES E						
GRANTEE: SHANNON CHARLES E &						
0624/0161	4/16/1991	QC	U	I	06	100
GRANTOR: BLONG CATHY P						
GRANTEE: SHANNON CHARLES E						

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	0680	POLE SHED	0	100	13	32	SF	10.00	10.00	100	1970	1970	3	20	832	
2	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
4	0810	CONCRETE A	0	100	20	16	SF	6.50	6.50	100	1994	1994	3	70	1,456	
5	0810	CONCRETE A	0	100	18	18	SF	6.50	6.50	100	1997	1997	3	75	1,580	
6	0300	BOAT DCK W	0	100	0	0	SF	40.00	40.00	100	2015	2015	3	81	6,156	
7	0510	GARAGE WD-	0	100	18	10	SF	35.00	35.00	100	2015	2015	3	81	5,103	
8	0351	CARPORT MT	0	100	18	15	SF	10.00	10.00	100	2015	2015	3	74	1,998	

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

BUILDING DIMENSIONS			
BAS=[YR=2008] W24 BAS=[YR=1993] W50 BAS=[YR=1994] W14 S24			
UGR=[YR=1993] S28 E27 N28 W27\$ E14 N24\$ S24 E34 FOP=[YR=2016] S12 E20 N12 W20\$ E16 N24\$ S24 E24 N24\$.			

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	0005	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	13.00	AC		1.00	1.00	1.00	440.00	440.00	5,720							
3	005600	A	TIMBER 3 SI	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	410.00	410.00	2,460							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000							

