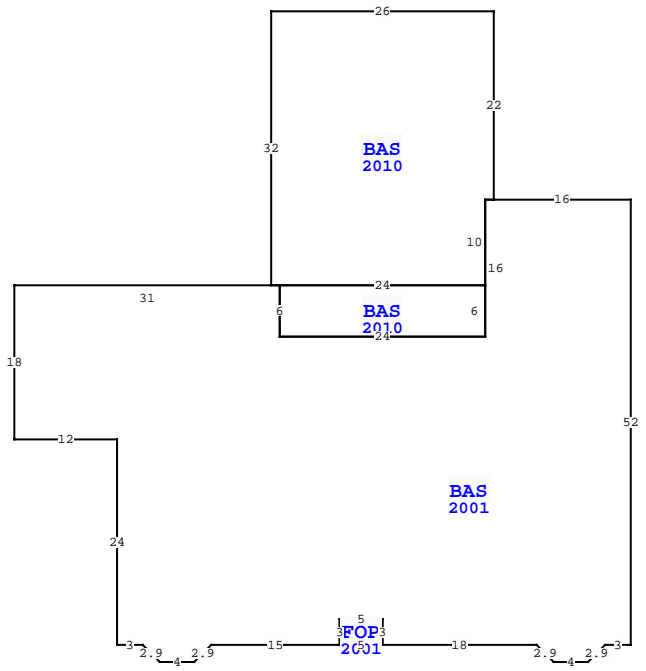


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	100	
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,771	100	2,771
BAS	144	100	144
BAS	822	100	822
FOP	15	30	4
TOTALS	3,752		3,741
			409,284

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	3,741	85.7790	122.24	457,300	2000	2008	0	0	10.50	89.50		
1 SFR CUST - 100% - 0 Heated Area: 3737 HX Base Yr													



NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				409,284	
TOTAL MARKET OB/XF VALUE				47,805	
TOTAL LAND VALUE - MARKET				179,340	
TOTAL MARKET VALUE				636,429	
SOH/AGL Deduction				365,794	
ASSESSED VALUE				270,635	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				220,635	
TOTAL JUST VALUE				636,429	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				496,490	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011802	REPAIR/RRF	12,000	11/30/2020
B31842	SWIM POOL	37,000	03/01/2016
B985203	NEW CONSTR	110,113	07/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/411	4/27/2023	WD U		I	11	100
GRANTOR: PEEBLES MACK R JR & B						
GRANTEE: PEEBLES MATTHEW R						
0688/0935	9/16/1993	TD U	V		09	100,000
GRANTOR: FORBUS CHARLOTTE TRT						
GRANTEE: PEEBLES MACK JR & B						

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
6	0812	CONCRETE C	0	100	0	0	603.00	SF	4.00	4.00	100	2000	2000	3	80	1,930	
7	0350	CARPETE WD	0	100	27	23	621.00	SF	9.88	9.88	100	2007	2007	3	35	2,147	
8	0861	POOL GUNIT	0	100	0	0	345.00	SF	85.00	85.00	100	2016	2016	3	84	24,633	
9	0855	CONC PAVER	0	100	0	0	1,449.00	SF	10.00	10.00	100	2016	2016	3	97	14,055	
10	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	100	2016	2016	3	84	5,040	

TOTAL OB/XF														47,805										
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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	100			0.00	0.00	7.86	AC		1.00	1.00	1.00	19,000.00	19,000.00	149,340							

BUILDING NOTES													
BLD DATE													
LGL DATE													
XF DATE													
INC DATE													
06/26/2023 MLU													

BUILDING DIMENSIONS													
BAS=[YR=2001] W16 BAS=[YR=2010] N22 W26 S32 E1 BAS=[YR=2010] S6 E24 N6 W24\$ E24 N10 E1\$ W1 S16 W24 N6 W31 S18 E12 S24 E3 D2 R2 E4 U2 R2 E15 FOP=[YR=2001] E5N3 W5 S3\$ N3 E5 S3 E18 D2 R2 E4 U2 R2 E3 N52\$.													