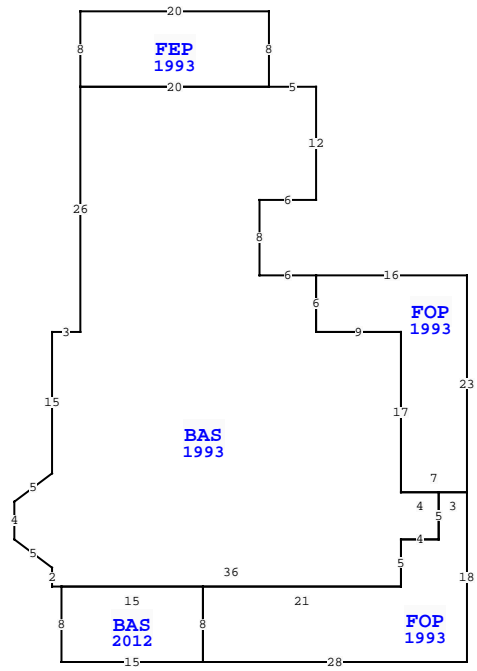


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
BUD8 Adjustme	03	DIST HI	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,649	100	1,649
BAS	120	100	120
FEP	160	80	128
FOP	215	30	64
FOP	274	30	82
TOTALS	2,418		2,043

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,043	122.1668	110.26	225,261	1900	1940	0	0	27.75	72.25
1 SINGLE FAM - 100% - 2018										Heated Area: 1769	
										HX Base Yr 2018	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			162,751
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			64,500
TOTAL MARKET VALUE			228,051
SOH/AGL Deduction			77,203
ASSESSED VALUE			150,848
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			100,848
TOTAL JUST VALUE			228,051
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			201,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160130	REPAIR/RRF	0	09/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2164/1943	12/14/2017	WD	Q	I	01	165,000
GRANTOR: CONNER TRACEY M & DAN						
GRANTEE: LOWE TERRY L JR & J						
2061/1477	7/14/2016	SW	U	I	12	29,900
GRANTOR: US BANK NA TRUSTEE FO						
GRANTEE: CONNER TRACEY MICHE						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=1993] W16 BAS=[YR=1993] W6 N8 E6 N12 W5 FEP=[YR=1993] N8 W20 S8 E20 \$ W20 S26 W3 S15 L4 D3 S4 R4 D3 S2 E1	
BAS=[YR=2012] S8 E15 FOP=[YR=1993] E28 N18W3 S5 W4 S5 W21 S8 \$ N8 W15 \$ E36 N5 E4 N5 W4 N17 W9 N6 \$ S6E9 S17 E7 N23 \$.	

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	100	0	2.00	UT	2,000.00	2,000.00	100	1900	1900	3	20	800	

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	DPH 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	0006	R2	215.00	210.00	215.00	FF		1.00	1.00	1.00	300.00	300.00	64,500							