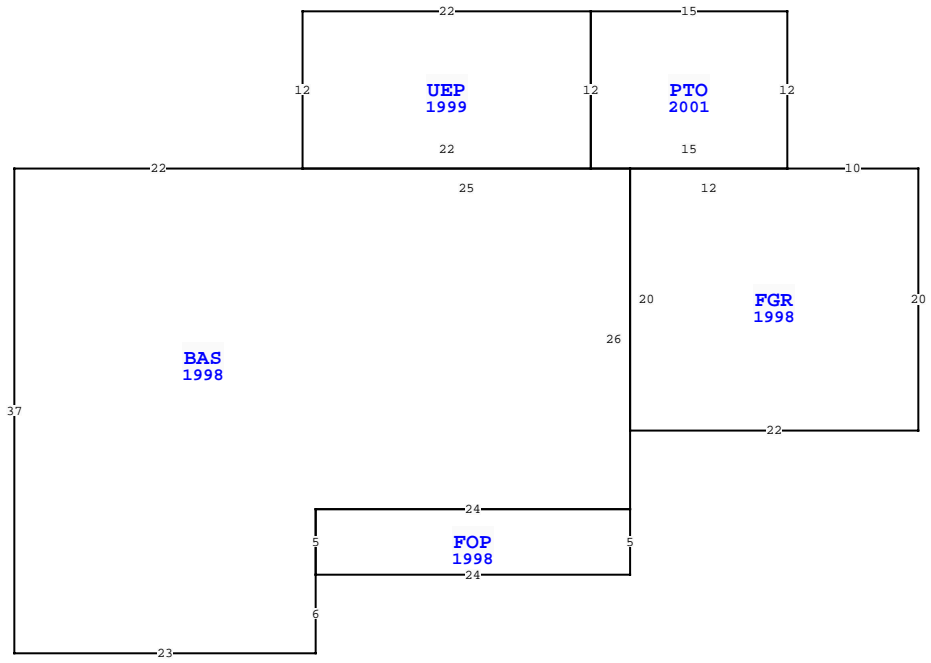


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 80		
Interior Floor	14	CARPET 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC		8017.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,475	100	1,475	191,629
FGR	440	55	242	31,440
FOP	120	30	36	4,677
PTO	180	5	9	1,170
UEP	264	60	158	20,527
TOTALS	2,479		1,920	249,443

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,920	117.0120	138.95	266,784	1998	2008	0	0	6.50	93.50
1 SNGL FAM - 100% - 2020 Heated Area: 1475 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			249,443
TOTAL MARKET OB/XF VALUE			15,450
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			324,893
SOH/AGL Deduction			129,728
ASSESSED VALUE			195,165
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			145,165
TOTAL JUST VALUE			324,893
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006977	GARAGE	14,400	03/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2258/1085	2/28/2019	WD Q	Q / I	01	220,000	
GRANTOR: TYER THOMAS J III & S						
GRANTEE: GROSS JACOB R & MAR						
2003/1652	9/15/2015	WD Q	Q / I	02	146,000	
GRANTOR: TURNER CHRISTINE KAY						
GRANTEE: TYER THOMAS J III &						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=1998] W10 PTO=[YR=2001] N12 W15 UEP=[YR=1999] W22 S12 BAS=[YR=1998] W22 S37 E23 N6 FOP=[YR=1998] E24 N5 W24 S5 \$ N5 E24 N26 W25 \$ E22 N12 \$ S12 E15 \$ W12 S20 E22 N20 \$.	

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	0812	CONCRETE C	0 100	0	0	2,175.00	SF	4.00	4.00	100	1998	1998	3	77	6,699	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
3	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	2000	2000	3	29	5,846	

LAND DESCRIPTION		TOTAL OB/XF															15,450							
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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							