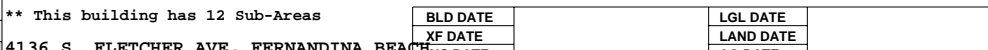




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	15 CONC BLOCK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 60
Interior Wall	05 DRYWALL 40
Interior Floor	12 HARDWOOD 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,061	131.0496	186.75	758,392	1955	2000	0	0	10.75	89.25
1 SFR CUST - 0% - 0 Heated Area: 3302 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		2
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		738,221
TOTAL MARKET OB/XF VALUE		28,292
TOTAL LAND VALUE - MARKET		1,237,500
TOTAL MARKET VALUE		2,004,013
SOH/AGL Deduction		0
ASSESSED VALUE		2,004,013
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,004,013
TOTAL JUST VALUE		2,004,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,970,723

Quality				
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA			
05	Quality Level 05			
01	01			
NEIGHBORHOOD/LOC				
1053.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100	1,432	238,678
FGR	874	55	481	80,171
FOP	180	30	54	9,001
FUS	1,454	100	1,454	242,345
PTO	360	5	18	3,001
SFB	120	80	96	16,001
SFB	190	80	152	25,335
SFB	210	80	168	28,001
STR	48	10	5	834
STR	100	10	10	1,667
TOTALS	5,523		4,061	676,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111609	ELEC OTHER	225	09/14/2011
20111614	OTHER	1,800	09/14/2011
20071802	XFOB	3,000	09/24/2007
20052874	REMODEL	1,000	10/19/2005
20052846	REMODEL	15,000	10/12/2005
20052208	REPAIR/RRF	20,000	07/13/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
2452/0313	3/25/2021	WD Q	Q I	01	2,273,000
GRANTOR: NELSON JOHN T & MARIL					
GRANTEE: BRICE ROBERT WILLIA					
2124/0985	6/01/2017	WD Q	I	01	1,560,000
GRANTOR: MAHONY MICHAEL & LISA					
GRANTEE: NELSON JOHN T & MAR					

** This building has 12 Sub-Areas

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

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
3	0810	CONCRETE A	0	0	0	0	228.00	SF	6.50	6.50	100	1980	1980	3	35	519	
4	0812	CONCRETE C	0	0	0	0	1,408.00	SF	4.00	4.00	100	2002	2002	3	83	4,675	
5	0810	CONCRETE A	0	0	0	0	156.00	SF	6.50	6.50	100	2002	2002	3	83	842	
6	0415	BEACHWALK	0	0	0	0	452.00	SF	5.75	5.75	100	2002	2002	3	21	546	
8	1123	CB 8"	0	0	0	0	122.00	SF	6.15	6.15	100	1965	1965	3	20	150	
9	1126	CB/STC 8"	0	0	0	0	1,365.00	SF	8.00	8.00	100	1965	1965	3	20	2,184	
10	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
11	0855	CONC PAVER	0	0	0	0	1,275.00	SF	10.00	10.00	100	2014	2014	3	95	12,113	
12	0855	CONC PAVER	0	0	0	0	444.00	SF	10.00	10.00	100	2014	2014	3	95	4,218	

BUILDING NOTES	

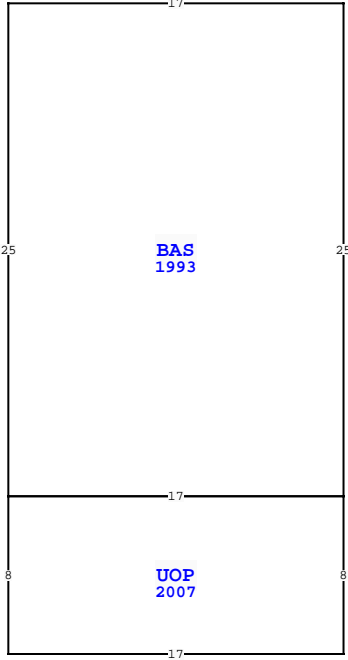
BUILDING DIMENSIONS	
UST=[YR=1993] W19 SFB=[YR=2016] W15 FGR=[YR=1993] W13 S5 SFB=[YR=2016] W10 S19 E10 N19 \$ S38 E28 N21 SFB=[YR=1993] N8 W15 S8 E15 \$ W15 N22 \$ S14 E15 N14 \$ S17 E19 N17 \$ PTR= E15 UOP=[YR=1993] E4 N6 E4 BAS=[YR=1993] E10 N5 E28 PTO=[YR=2007] E20 S18 W2 STR=[YR=2007] S12 W4 N12 E4 \$ W18 N18 \$ S44 W28 N19 W10 N20 \$ S32 STR=[YR=2007] S11 E4 S5 W9 N16 E5 \$ W8 N26 \$ W15 \$ PTR= N15 FUS=[YR=2002] N38 W33 FOP=[YR=2002] W10 S18 E10 N18 \$ S18 W10 S20 E43 \$ S15 \$.	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	0		R-1A	75.00	400.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,237,500							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	425	100	425
UOP	136	20	27
TOTALS	561		452

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SFR	CUST	- 0%	- 0	Heated Area: 425					HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 2 of 2
VALUATION SUMMARY		
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE		738,221
TOTAL MARKET OB/XF VALUE		28,292
TOTAL LAND VALUE - MARKET		1,237,500
TOTAL MARKET VALUE		2,004,013
SOH/AGL Deduction		0
ASSESSED VALUE		2,004,013
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,004,013
TOTAL JUST VALUE		2,004,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,970,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0012150	NEW CONSTR	80,000	10/01/2001
B0012111	REPAIR/RRF	8,000	09/24/2001
B0012024	DEMOLITION	2,000	09/12/2001
B0010234	DEMOLITION	5,000	02/13/2001
B9710431	REMODEL	6,750	04/16/1997
6204	REPAIR/RRF	1,500	10/04/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/0313	3/25/2021	WD	Q	I	01	2,273,000
GRANTOR: NELSON JOHN T & MARIL						
GRANTEE: BRICE ROBERT WILLIA						
2124/0985	6/01/2017	WD	Q	I	01	1,560,000
GRANTOR: MAHONY MICHAEL & LISA						
GRANTEE: NELSON JOHN T & MAR						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W17 S25 UOP=[YR=2007] S8 E17 N8 W17 \$ E17 N25 \$.	

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