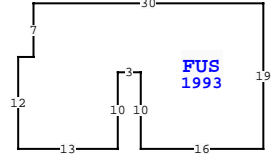
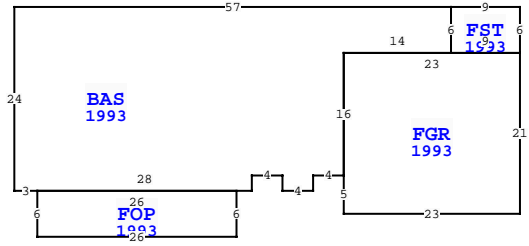


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units		0 100	
Occupancy	00	NONE 100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,007	98.7840	117.31	235,441	1992	1997	0	0	12.50	87.50		
1 SNGL FAM - 100% - 0 Heated Area: 1664 HX Base Yr													



Quality	01	Quality Level 01		
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	SUBAREA MARKET VALUE
BAS	1,100	100	1,100	112,911
FGR	483	55	266	27,304
FOP	156	30	47	4,825
FST	54	55	30	3,079
FUS	564	100	564	57,893
TOTALS	2,357		2,007	206,011

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	0200	BARN WD 0-	0 100	48	34	1,632.00	SF	20.00	20.00	100	1999	1999	3	28	9,139	
2	1242	WD DECK A	0 100	24	10	240.00	SF	10.00	10.00	100	1998	1998	3	20	480	
3	0510	GARAGE WD-	0 100	24	11	264.00	SF	26.95	26.95	100	2008	2008	3	56	3,984	

BLD DATE		LGL DATE		06/15/2023		MLU	
XF DATE		LAND DATE					
INC DATE		AG DATE					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			206,011
TOTAL MARKET OB/XF VALUE			13,603
TOTAL LAND VALUE - MARKET			128,500
TOTAL MARKET VALUE			251,348
SOH/AGL Deduction			129,674
ASSESSED VALUE			121,674
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			71,674
TOTAL JUST VALUE			348,114
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			227,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006864	REPAIR/RRF	12,130	05/03/2022
4128	H/AC	1,900	03/13/1992
7095	NEW CONSTR	64,084	03/20/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0891/0730	7/15/1999	WD	U	I	01	100
GRANTOR: VANZANT MARK						
GRANTEE: VANZANT MARK & TAMM						
0604/0444	8/10/1990	WD	Q	V		20,000
GRANTOR: ARMSTRONG DOLORES C						
GRANTEE: VANZANT MARK						

BUILDING NOTES													

BUILDING DIMENSIONS													
FST=[YR=1993] W9 BAS=[YR=1993] W57 S24 E3 FOP=[YR=1993] S6 E26 N6 W26\$ E28 N2 E4 S2 E4 N2 E4 FGR=[YR=1993] S5 E23 N21 W23 S16\$ N16 E14 N6\$ S6 E9 N6\$ PTR=E20 FUS=[YR=1993] E2 N7 E30 S19 W16 N10 W3 S10 W13 N12\$ W20\$.													

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	DPHT 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	3.94	AC		1.00	1.00	1.00	440.00	440.00	1,734							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	3.94	AC		1.00	1.00	1.00	25,000.00	25,000.00	98,500							