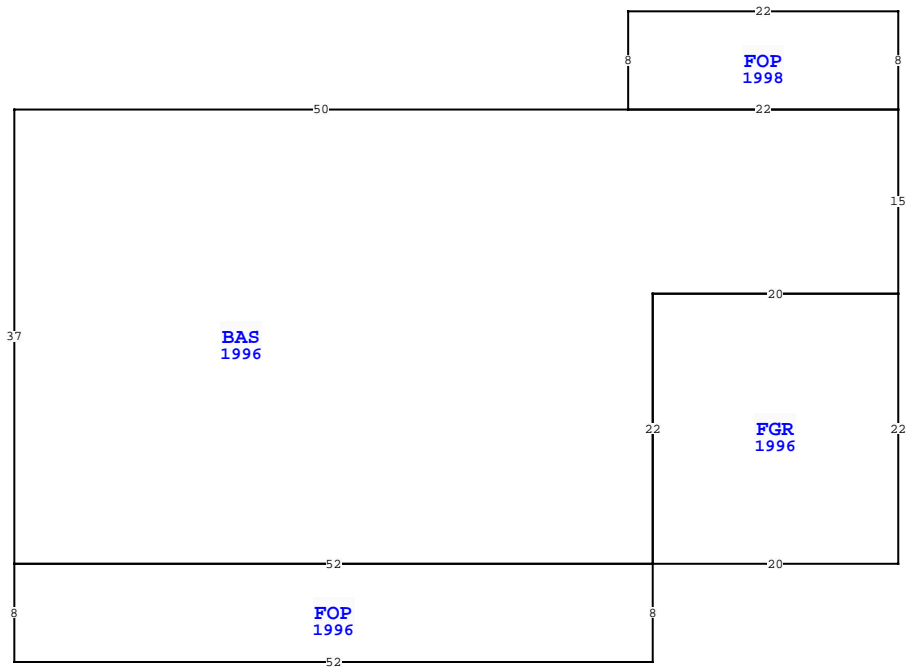


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,224	100	2,224
FGR	440	55	242
FOP	416	30	125
FOP	176	30	53
TOTALS	3,256		2,644
			294,167

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,644	106.4640	126.43	334,281	1996	2006	0	0	12.00	88.00
1 SNGL FAM - 100% - 1997 Heated Area: 2224 HX Base Yr 1997											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			294,167
TOTAL MARKET OB/XF VALUE			8,697
TOTAL LAND VALUE - MARKET			98,420
TOTAL MARKET VALUE			401,284
SOH/AGL Deduction			238,730
ASSESSED VALUE			162,554
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			112,554
TOTAL JUST VALUE			401,284
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502471	NEW CONSTR	86,000	01/01/1996
7020	XFOB	4,080	02/26/1991
8451	MH MOVE-ON	25,000	02/21/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/1114	5/24/2023	WD Q	Q	I	01	539,000
GRANTOR: WEBB MITCHELL A & PAT						
GRANTEE: GARY RYAN DOUGLAS &						
0588/0726	1/19/1990	WD Q	Q	V		22,000
GRANTOR: ARMSTRONG DOLORES ET						
GRANTEE: WEBB MITCHELL & PAT						

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	0940	SHEDS/PORT	0	100	20	12			30.00	100	1991	1991	3	20	1,440	
2	0681	POLE SHED	0	100	16	20	SF	15.00	15.00	100	1996	1996	3	25	1,200	
3	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	1996	1996	3	73	3,257	
4	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
TOTAL OB/XF															8,697	

BUILDING NOTES									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/16/2023 MLU									

BUILDING DIMENSIONS									
FOP=[YR=1998] W22 S8 BAS=[YR=1996] W50 S37 FOP=[YR=1996] S8 E52 N8 FGR=[YR=1996] E20 N22 W20 S22 \$ W52 \$ E52 N22 E20 N15 W22\$ E22 N8\$.									

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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.18	AC		1.00	1.00	1.00	19,000.00	19,000.00	98,420							