



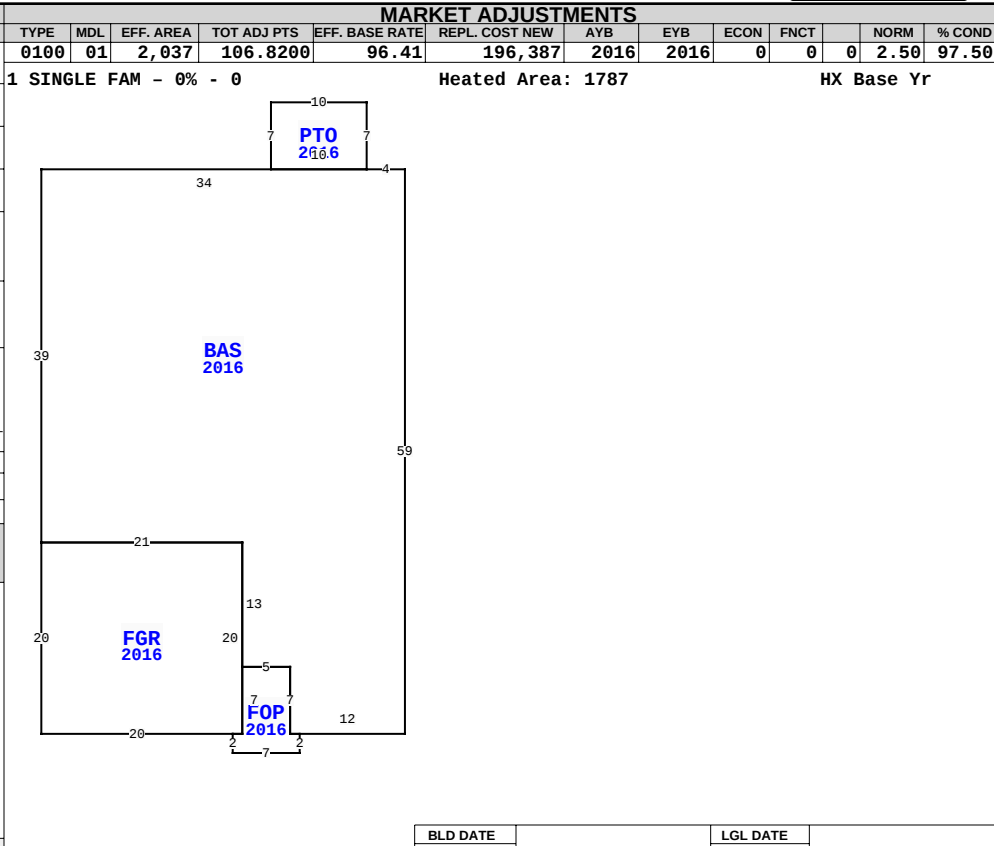
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,787	100	1,787	167,978
FGR	420	55	231	21,714
FOP	49	30	15	1,410
PTO	70	5	4	376
TOTALS	2,326		2,037	191,477

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	709.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	0			0.00	0.00	1.00



TOTAL OB/XF 4,470									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	709.00	SF	6.50	6.50

TOTAL OB/XF 4,470									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	709.00	SF	6.50	6.50

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,037	106.8200	96.41	196,387	2016	2016	0	0	2.50	97.50

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					191,477				
TOTAL MARKET OB/XF VALUE					4,470				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					250,947				
SOH/AGL Deduction					12,443				
ASSESSED VALUE					238,504				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					238,504				
TOTAL JUST VALUE					250,947				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					216,822				

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2452/0448	3/17/2021	WD	Q	I	01	230,000	
GRANTOR: STULL TARA							
GRANTEE: MITCHELL JOHANNA							
2086/1384	11/29/2016	SW	Q	I	01	152,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: STULL TARA							