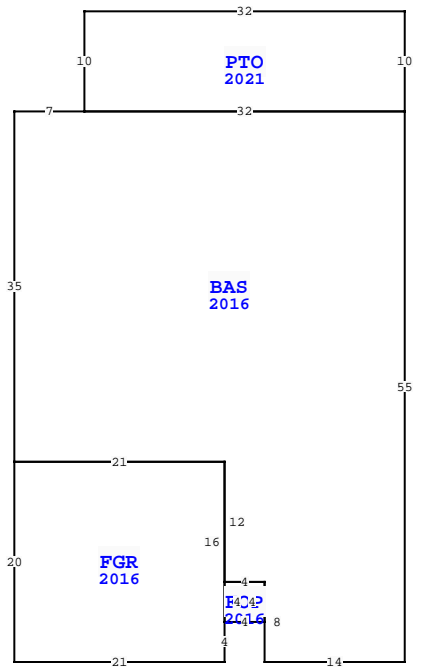


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	60	
Interior Floor	08	SHT VINYL	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
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	1,693	100	1,693	159,141
FGR	420	55	231	21,714
FOP	16	30	5	470
PTO	320	5	16	1,504
TOTALS	2,449		1,945	182,829

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,945	106.8200	96.41	187,517	2016	2016	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1693 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			182,829
TOTAL MARKET OB/XF VALUE			4,514
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			242,343
SOH/AGL Deduction			67,538
ASSESSED VALUE			174,805
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			124,805
TOTAL JUST VALUE			242,343
NCON VALUE			1,886
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			208,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531444	CO ISSUED	0	02/19/2016
B1531444	NEW CONSTR	211,832	11/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2208/0447	6/29/2018	WD	Q	I	01	199,000
GRANTOR: HENNESSEY ANDREW J JR						
GRANTEE: KING JASON & CARRIE						
2038/0217	3/31/2016	SW	Q	I	01	151,700
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: HENNESSEY ANDREW J						

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	0810	CONCRETE A	0	100	0	716.00	SF	6.50	6.50	100	2016	2016	3	97	4,514	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2021] N10 W32 S10 BAS=[YR=2016] W7 S35 FGR=[YR=2016] S20 E21 N4 FOP=[YR=2016] E4 N4 W4 S4\$ N16 W21\$ E21 S12 E4 S8 E14 N55 W32\$ E32 \$.	

LAND DESCRIPTION																								
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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							