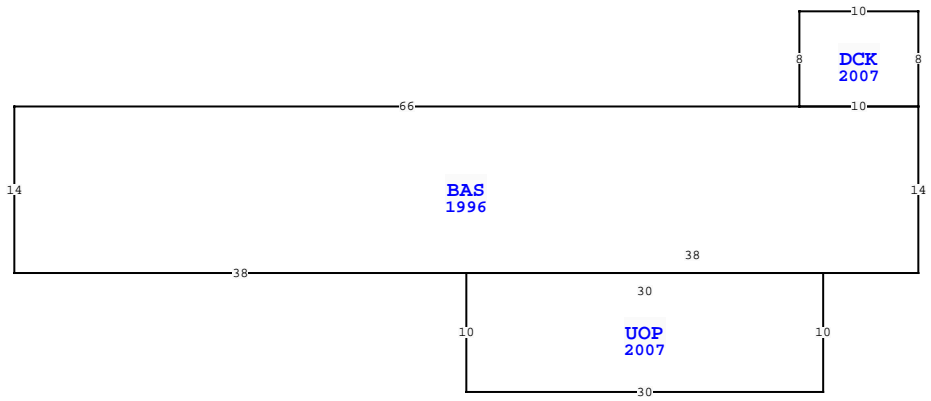


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	5600TIMBERLAND 70-79		
MAP NUM	MKT AREA	09	
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,064	100	1,064
DCK	80	15	12
UOP	300	25	75
TOTALS	1,444		1,151

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,151	97.6000	63.44	73,019	1985	1988	0	0	70.00	30.00
1 M/H 93- - 100% - 1997 Heated Area: 1064 HX Base Yr 1997											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			57,422
TOTAL MARKET OB/XF VALUE			19,227
TOTAL LAND VALUE - MARKET			337,505
TOTAL MARKET VALUE			239,753
SOH/AGL Deduction			135,545
ASSESSED VALUE			104,208
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			79,208
TOTAL JUST VALUE			414,154
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/0166	6/12/2019	LE U		I	11	100
GRANTOR: GAINNEY SHARON E						
GRANTEE: GAINNEY RAYMOND M						
2241/1540	12/04/2018	WD U	V		37	49,000
GRANTOR: GREEN JAMES E						
GRANTEE: GAINNEY SHARON E						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	0	0	245.00	SF	6.50	6.50	100
2	0510	GARAGE WD-	0	100	16	16	256.00	SF	17.50	17.50	100
3	0680	POLE SHED	0	100	16	13	208.00	SF	10.00	10.00	100
4	0681	POLE SHED	0	100	16	15	240.00	SF	15.00	15.00	100
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100
7	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100

TOTAL OB/XF											
19,227											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	0	0005		0.00	0.00	8.31	AC	
2	009530	C	POND	0			0.00	0.00	0.39	AC	
3	005010	A	SVCE ACRGE	0			0.00	0.00	1.00	AC	
4	005902	A	HARDWOOD SI	0			0.00	0.00	4.61	AC	
5	005600	A	TIMBER 3 SI	0			0.00	0.00	7.15	AC	
6	009910	M	MKT.VAL.AG	0			0.00	0.00	12.76	AC	

BUILDING NOTES			

BUILDING DIMENSIONS	
DCK=[YR=2007] W10 S8 BAS=[YR=1996] W66 S14 E38 UOP=[YR=2007] S10 E30 N10 W30\$ E38 N14 W10\$ E10 N8\$.	

LAND DESCRIPTION												TOTAL OB/XF												
												19,227												
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	005000	C	RURAL HOME	0	0005		0.00	0.00	8.31	AC		1.00	1.00	1.00	19,000.00	19,000.00	157,890							
2	009530	C	POND	0			0.00	0.00	0.39	AC		1.00	1.00	1.00	2,500.00	2,500.00	975							
3	005010	A	SVCE ACRGE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
4	005902	A	HARDWOOD SI	0			0.00	0.00	4.61	AC		1.00	1.00	1.00	175.00	175.00	807							
5	005600	A	TIMBER 3 SI	0			0.00	0.00	7.15	AC		1.00	1.00	1.00	410.00	410.00	2,932							
6	009910	M	MKT.VAL.AG	0			0.00	0.00	12.76	AC		1.00	1.00	1.00	14,000.00	14,000.00	178,640							

