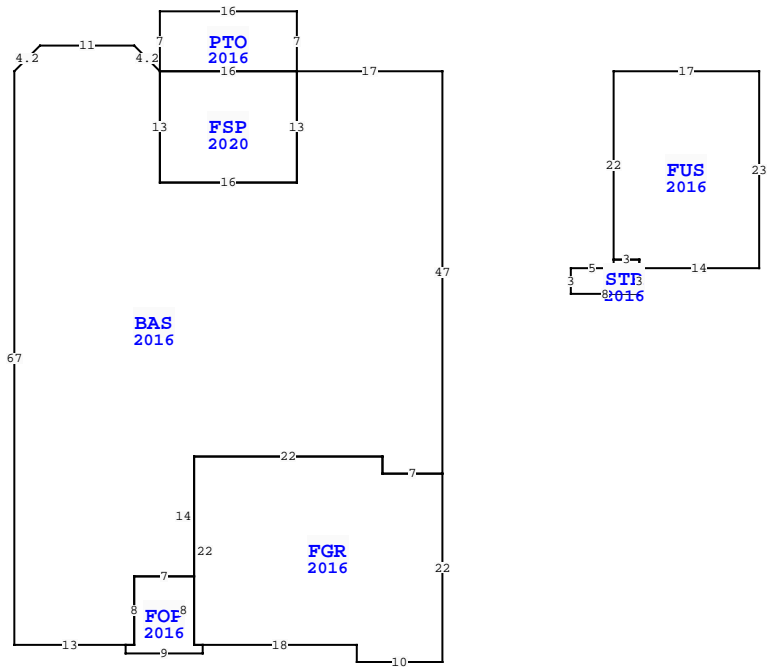


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,504	100	2,504
FGR	644	55	354
FOP	65	30	20
FSP	208	40	83
FUS	388	100	388
PTO	112	5	6
STR	27	10	3
TOTALS	3,948		3,358
			339,048

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,358	115.3404	104.09	349,534	2016	2016	0	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2017 Heated Area: 2892 HX Base Yr 2017												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			339,048
TOTAL MARKET OB/XF VALUE			13,616
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			407,664
SOH/AGL Deduction			137,531
ASSESSED VALUE			270,133
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			220,133
TOTAL JUST VALUE			407,664
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			340,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632413	CO ISSUED	0	10/25/2016
B1632413	NEW CONSTR	363,274	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/0241	4/11/2022	WD	U	I	11	100
GRANTOR: HARRELL GRETCHEN						
GRANTEE: PULWERS GRETCHEN						
2236/0629	11/05/2018	QC	U	I	11	306,300
GRANTOR: HARRELL JEFFREY S & G						
GRANTEE: HARRELL GRETCHEN						

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	0811	CONCRETE B	0	100	0	1,135.00	SF	5.20	5.20	100	2016	2016	3	97	5,725	
2	0476	VF 6 SBPL	0	100	0	202.00	LF	32.00	32.00	100	2018	2018	3	95	6,141	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	
4	0855	CONC PAVER	0	100	0	148.00	SF	10.00	10.00	100	2020	2020	3	99	1,465	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W17 PTO=[YR=2016] N7 W16 S7 FSP=[YR=2020] S13 E16 N13 W16\$E16\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E18 S2 E10 N22 W7 N2 W22 S22 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N14 E22 S2 E7 N47\$ PTR= E20 FUS=[YR=2016] E17 S23 W14 STR=[YR=2016] S3W8 N3 E5 N1 E3 S1\$ N1 W3 N22\$ 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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000									