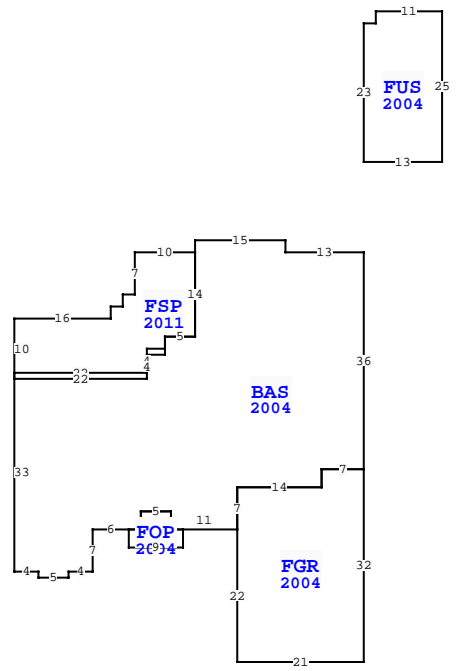


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,053	100	2,053
FGR	630	55	346
FOP	42	30	13
FSP	375	40	150
FUS	321	100	321
TOTALS	3,421		2,883
			384,403

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,883	116.9595	138.89	400,420	2004	2014	0	0	4.00	96.00
1 SNGL FAM - 100% - 2022											
Heated Area: 2374											
HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			384,403
TOTAL MARKET OB/XF VALUE			22,190
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			534,093
SOH/AGL Deduction			241,962
ASSESSED VALUE			292,131
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			242,131
TOTAL JUST VALUE			534,093
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			406,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005676	REPAIR/RRF	0	07/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/0976	3/31/2021	WD	Q	I	02	445,000
GRANTOR: MAYO MATTHEW R & BRIT						
GRANTEE: DAVIS LIVING TRUST						
1943/0387	10/02/2014	WD	Q	I	01	342,000
GRANTOR: NORTH CUTT JOHN M & NA						
GRANTEE: MAYO MATTHEW R & BR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0810	CONCRETE A	0	100	0	2,022.00	SF	6.50	6.50	100	2004
3	0462	ST/AL FNC	0	100	0	1,943.00	SF	10.00	10.00	100	2004

TOTAL OB/XF												22,190												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2004] W13 N2 W15 S2 FSP=[YR=2011] W10 S7 W2 S2 W2 S2 W16 S10 E22 N4 E3 N3 E5 N14\$ S14 W5 S2 W3 S4 W22 S33 E4 S1 E5 N1 E4 N7 E6 FOP=[YR=2004] S3 E9 N3 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E11 FGR=[YR=2004] S22 E21 N32 W7 S3 W14 S7\$ N7 E14 N3 E7 N36\$ PTR=N15 FUS=[YR=2004] N23 E2 N2 E11 S25 W13\$ S15\$.

LAND DESCRIPTION	TOTAL OB/XF	22,190																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							