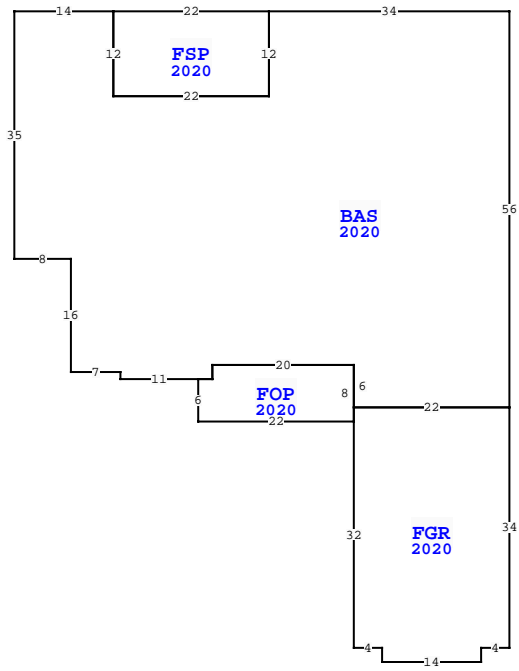


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3049.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,281	100	3,281
FGR	776	55	427
FOP	172	30	52
FSP	264	40	106
TOTALS	4,493		3,866
			778,366

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	3,866	142.7184	203.37	786,228	2020	2020	0	0	1.00	99.00	
1 SFR CUST - 100% - 2021 Heated Area: 3281 HX Base Yr 2021												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			778,366
TOTAL MARKET OB/XF VALUE			17,850
TOTAL LAND VALUE - MARKET			330,000
TOTAL MARKET VALUE			1,126,216
SOH/AGL Deduction			319,821
ASSESSED VALUE			806,395
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			756,395
TOTAL JUST VALUE			1,126,216
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			918,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910578	NEW CONSTR	447,492	10/07/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/0647	8/16/2019	SW	Q	V	02	290,000
GRANTOR: ME PALMS INVESTMENTS						
GRANTEE: TABLER BRYAN G & KA						
2113/1899	4/17/2017	SW	U	V	11	100
GRANTOR: MCARTHUR NASSAU LLC						
GRANTEE: ME PALMS INVESTMENT						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W34 FSP=[YR=2020] W22 S12 E22 N12\$ S12 W22 N12 W14 S35 E8 S16 E7 S1 E11 FOP=[YR=2020] S6 E22 FGR=[YR=2020] S32 E4 S2 E14 N2 E4 N34 W22 S2\$ N8 W20 S2 W2\$ E2 N2 E20 S6 E22 N56\$.	

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0855	CONC PAVER	0	100	0	1,603.00	SF	10.00	10.00	100	2020	2020	3	99	15,870	
TOTAL OB/XF 17,850																

LAND DESCRIPTION		TOTAL OB/XF													17,850									
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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	330,000.00	330,000.00	330,000							