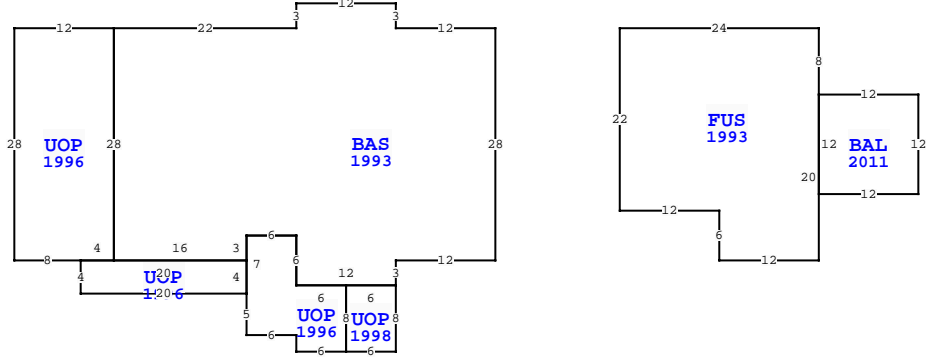


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,081	100.1560	118.94	247,514	1992	2000	0	0	0	16.50	83.50		
1 SNGL FAM - 100% - 2021 Heated Area: 1942 HX Base Yr 2021														



Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 05			
NEIGHBORHOOD/LOC	5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	144	15	22	2,185
BAS	1,342	100	1,342	133,280
FUS	600	100	600	59,589
UOP	80	20	16	1,589
UOP	120	20	24	2,384
UOP	336	20	67	6,654
UOP	48	20	10	993
TOTALS	2,670		2,081	206,674

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	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	1,480	
2	0810	CONCRETE A	0	100	4	32	128.00	SF	6.50	6.50	100	1995	1995	3	72	599	
5	0920	CWALL-WD/M	0	100	0	0	20.00	LF	390.00	390.00	100	2000	2000	3	20	1,560	
6	0810	CONCRETE A	0	100	24	32	768.00	SF	6.50	6.50	100	1997	1997	3	75	3,744	
7	0681	POLE SHED	0	100	60	24	1,440.00	SF	15.00	15.00	100	1999	1999	3	28	6,048	
8	0920	CWALL-WD/M	0	100	0	0	40.00	LF	390.00	390.00	100	2000	2000	3	20	3,120	
9	0680	POLE SHED	0	100	36	12	432.00	SF	10.00	10.00	100	2008	2008	3	56	2,419	

LAND DESCRIPTION		TOTAL OB/XF 18,970																						
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	000116	C	SFR MARSH	100		RM	200.00	100.00	390.00	FF		1.00	1.00	1.00	450.00	450.00	175,500							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			218,689
TOTAL MARKET OB/XF VALUE			18,970
TOTAL LAND VALUE - MARKET			175,500
TOTAL MARKET VALUE			413,159
SOH/AGL Deduction			51,269
ASSESSED VALUE			361,890
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			311,890
TOTAL JUST VALUE			413,159
NCON VALUE			2,419
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009326	REPAIR/RRF	19,300	10/06/2020
963112	REMODEL	3,600	07/01/1996
7357	NEW CONSTR	57,225	06/27/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2411/1980	11/23/2020	WD	Q	I	01	400,000
GRANTOR: PRESCOTT KAREN M						
GRANTEE: BREWER BRANDAN & ME						
2307/0404	9/23/2019	FJ	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: PRESCOTT KAREN M						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W12 N3 W12 S3 W22 UOP=[YR=1996] W12 S28 E8 UOP=[YR=1996] S4 E20 UOP=[YR=1996] S5 E6 S2 E6 UOP=[YR=1998] E6N8 W6 S8\$ N8 W6 N6 S7\$ N4 W20\$ E4 N28\$ S28 E16 N3 E6 S6 E12 N3 E12 N28\$ PTR= E15 FUS=[YR=1993] E24 S8 BAL=[YR=2011] E12 S12 W12 N12\$ S20 W12 N6 W12N22\$ W15\$.

