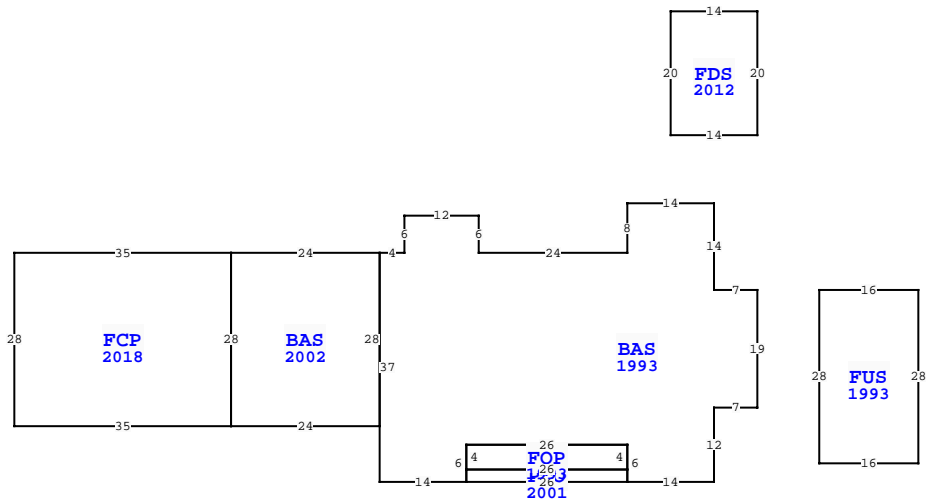


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,159	100	2,159
BAS	672	100	672
FCP	980	25	245
FDS	280	75	210
FOP	104	30	31
FUS	448	100	448
PTO	52	5	3
TOTALS	4,695		3,768
			328,048

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,768	94.9320	112.73	424,767	1985	1990	0	0	22.77	77.23
1 SNGL FAM - 100% - 2015 Heated Area: 3279 HX Base Yr 2015											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	357,216		
TOTAL MARKET OB/XF VALUE	41,660		
TOTAL LAND VALUE - MARKET	92,000		
TOTAL MARKET VALUE	490,876		
SOH/AGL Deduction	195,512		
ASSESSED VALUE	295,364		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	245,364		
TOTAL JUST VALUE	490,876		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	410,806		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004189	CARPORT	23,230	06/01/2018
B1530033	GARAGE	36,036	02/01/2015
B1529938	ADDITION	55,680	02/01/2015
E15893	TRANSFER SWITCH	2,500	10/01/2005
E15893	ELEC OTHER	2,500	10/01/2002
B10304	GARAGE	25,000	10/01/2002

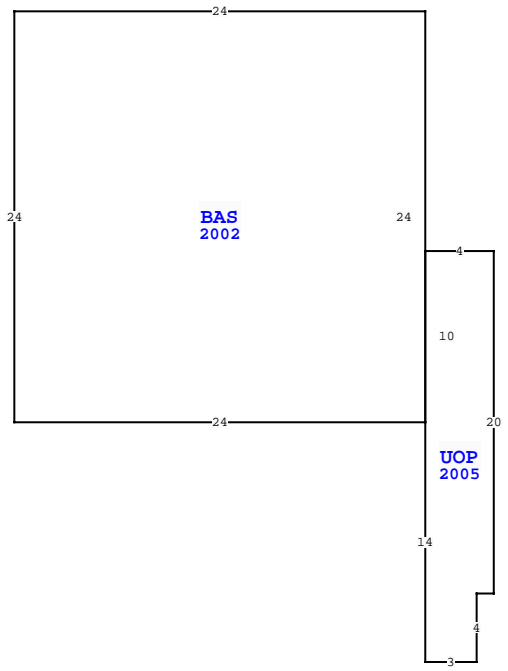
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/1181	4/05/2018	QC	U	V	11	100
GRANTOR: PLUMMER CHARLES F SR						
GRANTEE: HARDIMAN JAMES & SU						
1946/1672	11/05/2014	WD	Q	I	01	352,500
GRANTOR: DRAPER LEE III & CRY S						
GRANTEE: HARDIMAN JAMES R &						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200	
2	0812	CONCRETE C	0	100	40	1,120.00	SF	4.00	4.00	100	1985	1985	3	49.5	2,218	
3	0812	CONCRETE C	0	100	100	1,200.00	SF	4.00	4.00	100	1985	1985	3	49.5	2,376	
4	0861	POOL GUNIT	0	100	18	648.00	SF	85.00	85.00	100	2000	2000	3	27	14,872	
5	0845	KOOL DECK	0	100	0	578.00	SF	7.25	7.25	100	2000	2000	3	80	3,352	
6	0812	CONCRETE C	0	100	0	1,343.00	SF	4.00	4.00	100	1995	1995	3	72	3,868	
7	0940	SHEDS/PORT	0	100	20	240.00	SF	19.50	19.50	100	1995	1995	3	20	936	
8	0940	SHEDS/PORT	0	100	8	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	
9	0810	CONCRETE A	0	100	10	180.00	SF	6.50	6.50	100	2002	2002	3	83	971	
10	0874	SAUNA/STM	0	100	0	1.00	UT	150.00	150.00	100	2006	2006	3	31	47	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.75	AC		1.00	1.00	1.00	16,000.00	16,000.00	92,000							

BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	20 FACE BRICK 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	14 CARPET 60			
Interior Floo	03 CONC FINSH 40			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	1 100			
Bathrooms	1.5 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	28,284
UOP	92	20	18	884
TOTALS	668		594	29,168

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0150	01	594	111.6000	55.80	33,145	2002	2006	0	0	12.00	88.00	
2 ACCESSORY U - 100% - 2015 Heated Area: 576 HX Base Yr 2015												



NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			357,216
TOTAL MARKET OB/XF VALUE			41,660
TOTAL LAND VALUE - MARKET			92,000
TOTAL MARKET VALUE			490,876
SOH/AGL Deduction			195,512
ASSESSED VALUE			295,364
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			245,364
TOTAL JUST VALUE			490,876
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			410,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E10377	NEW CONSTR	500	10/01/2002
R4461	REPAIR/RRF	600	10/01/2002
B006576	NEW CONSTR	0	03/01/2000
B996655	SWIM POOL	16,200	12/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/1181	4/05/2018	QC	U	V	11	100
GRANTOR: PLUMMER CHARLES F SR						
GRANTEE: HARDIMAN JAMES & SU						
1946/1672	11/05/2014	WD	Q	I	01	352,500
GRANTOR: DRAPER LEE III & CRY S						
GRANTEE: HARDIMAN JAMES R &						

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
11	0510	GARAGE WD-	0	100	0	0		35.00	100	2015	2015	3	81	11,340	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/19/2023 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=2002] W24 S24 E24 UOP=[YR=2005] S14 E3 N4 E1 N20 W4 S10\$N24 \$.			

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV