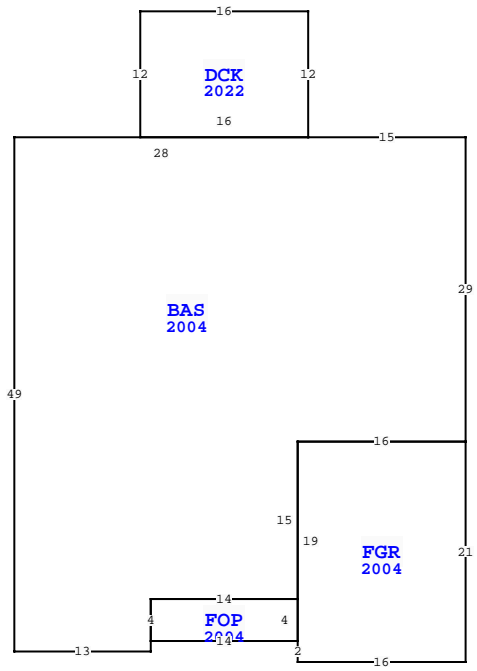


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD4 Adjustme	03	.	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,717	100	1,717
DCK	192	10	19
FGR	336	55	185
FOP	56	30	17
TOTALS	2,301		1,938

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,938	83.5940	99.27	192,385	2004	2015	0	0	5.25	94.75
1 SNGL FAM - 100% - 2023 Heated Area: 1717 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			182,285
TOTAL MARKET OB/XF VALUE			16,386
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			222,671
SOH/AGL Deduction			0
ASSESSED VALUE			222,671
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			172,671
TOTAL JUST VALUE			222,671
NCON VALUE			9,771
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210042	CULVERT	0	03/10/2021
0010	NEW CONSTR	80,448	08/12/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/0246	12/05/2022	WD	Q	I	01	360,000
GRANTOR: JOHNS JENEPHER MECHAU						
GRANTEE: RYDER SCOTT A & JOY						
2141/1637	8/21/2017	QC	U	I	11	100
GRANTOR: JOHNS RICHARD A JR						
GRANTEE: JOHNS JENEPHER MECH						

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	847.00	SF	5.20	5.20	100	2004	2004	3	86	3,788	
2	0351	CARPOR MT	0	100	35	840.00	SF	6.90	6.90	100	2021	2021	3	97	5,622	
3	0940	SHEDS/PORT	0	100	8	128.00	SF	30.00	30.00	100	2022	2022	3	100	3,840	
4	0751	UOP	0	100	4	64.00	SF	10.00	10.00	100	2022	2022	3	100	640	
5	0350	CARPOR WD	0	100	12	192.00	SF	13.00	13.00	100	2022	2022	3	100	2,496	
TOTALS															16,386	

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	000100	C	SFR	100	0006	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							