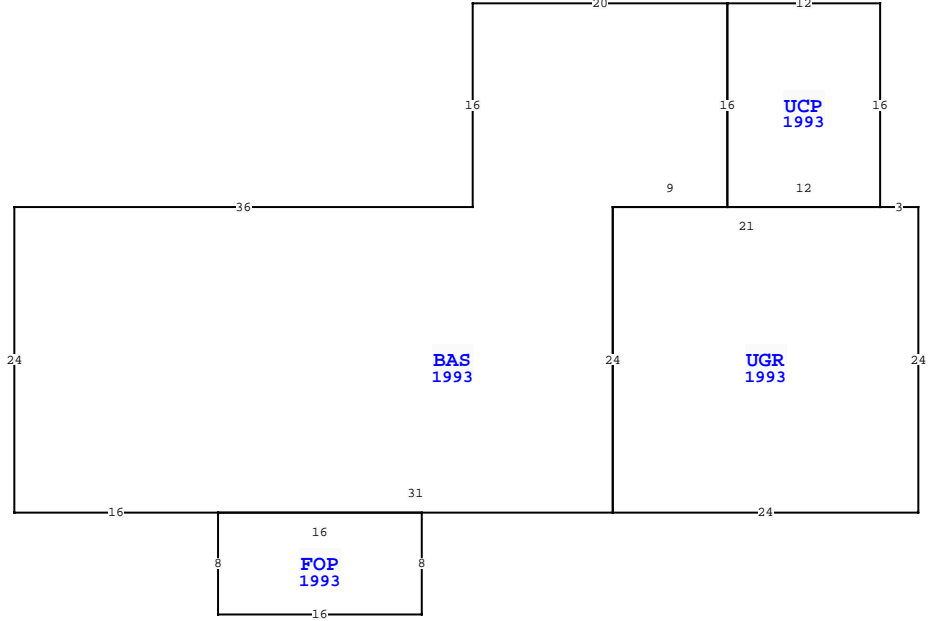




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMMT 70		
Interior Floor	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC		9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	1,448	159,500
FOP	128	30	38	4,186
UCP	192	20	38	4,186
UGR	576	45	259	28,530
TOTALS	2,344		1,783	196,402

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,783	103.9300	123.42	220,058	1977	2000		0	0	10.75	89.25
1 SNGL FAM - 100% - 2023 Heated Area: 1448 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		196,402	
TOTAL MARKET OB/XF VALUE		864	
TOTAL LAND VALUE - MARKET		54,000	
TOTAL MARKET VALUE		251,266	
SOH/AGL Deduction		0	
ASSESSED VALUE		251,266	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		201,266	
TOTAL JUST VALUE		251,266	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,914	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008258	REPAIR/RRF	11,800	09/08/2020
8638	ADDITION	12,434	01/25/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/1588	12/16/2022	WD	Q	I	01	289,000
GRANTOR: JFCB HOLDINGS LLC						
GRANTEE: PETERS BRIAN REYNOL						
2553/1601	4/07/2022	WD	Q	I	01	200,000
GRANTOR: FREEBURN CLAUD O JR						
GRANTEE: JFCB HOLDING LLC						

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	0681	POLE SHED	0	100	12	24		15.00	15.00	100	1993	1993	3	20	864	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
UGR=[YR=1993] W3 UCP=[YR=1993] N16 W12 BAS=[YR=1993] W20 S16 W36 S24 E16 FOP=[YR=1993] S8 E16 N8 W16\$ E31 N24 E9 N16\$ S16 E12\$ W21 S24 E24 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	DPHT 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	0004	OR	0.00	0.00	1.80	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,000								