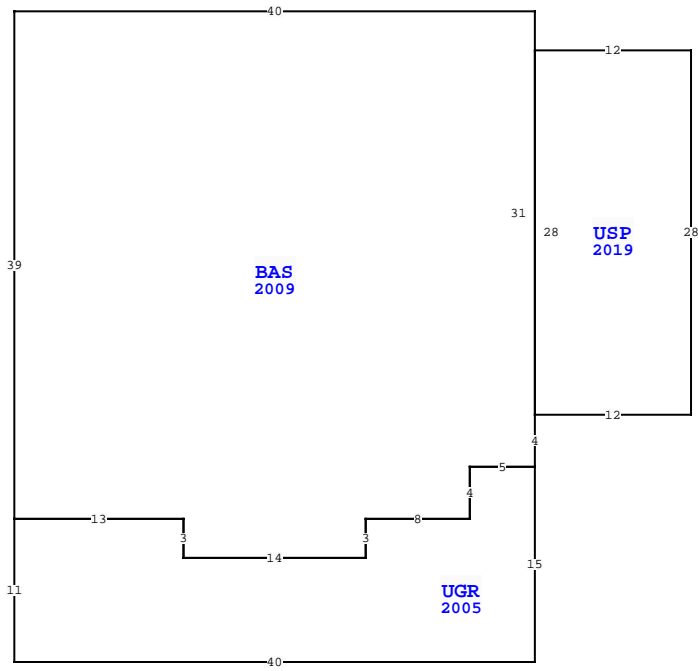


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	25	MOD METAL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	05	STEEL 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
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	1,582	100	1,582	149,093
UGR	418	45	188	17,718
USP	336	30	101	9,518
TOTALS	2,336		1,871	176,329

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,871	108.7702	98.17	183,676	2004	2014	0	0	4.00	96.00		
2 SINGLE FAM - 100% - 2022 Heated Area: 1582 HX Base Yr 2022													



NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		176,329			
TOTAL MARKET OB/XF VALUE		13,921			
TOTAL LAND VALUE - MARKET		81,750			
TOTAL MARKET VALUE		272,000			
SOH/AGL Deduction		8,636			
ASSESSED VALUE		263,364			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		213,364			
TOTAL JUST VALUE		272,000			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		255,898			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14324	ELEC OTHER	0	02/01/2005
MH4534	MECH OTHER	0	02/01/2005
M09347	MECH OTHER	0	02/01/2005
P09007	OTHER	0	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/1379	9/17/2021	WD	Q	I	01	265,000
GRANTOR: CONNER ERIC & RENNA						
GRANTEE: MARKUM BRANDON J						
2169/0610	12/28/2017	TD	U	I	37	65,000
GRANTOR: JOHNSON SAMUEL EDWARD						
GRANTEE: CONNER ERIC & RENNA						

EXTRA FEATURES														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	06/16/2023	MLU
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					
2	0811	CONCRETE B	0 100	0	0	730.00	SF	5.20	5.20	100	2004	2004	3	86	3,265						
9	0351	CARPOT MT	0 100	30	24	720.00	SF	10.00	10.00	100	2018	2018	3	86	6,192						
10	0351	CARPOT MT	0 100	30	16	480.00	SF	10.00	10.00	100	2020	2020	3	93	4,464						

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2009] W40 S39 UGR=[YR=2005] S11 E40 N15 W5 S4 W8 S3 W14 N3 W13 S E13 S3 E14 N3 E8 N4 E5 N4 USP=[YR=2019] E12 N28 W12 S28S N31S.			

LAND DESCRIPTION										TOTAL OB/XF										13,921				
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	0004	OR	0.00	0.00	3.27	AC		1.00	1.00	1.00	25,000.00	25,000.00	81,750							