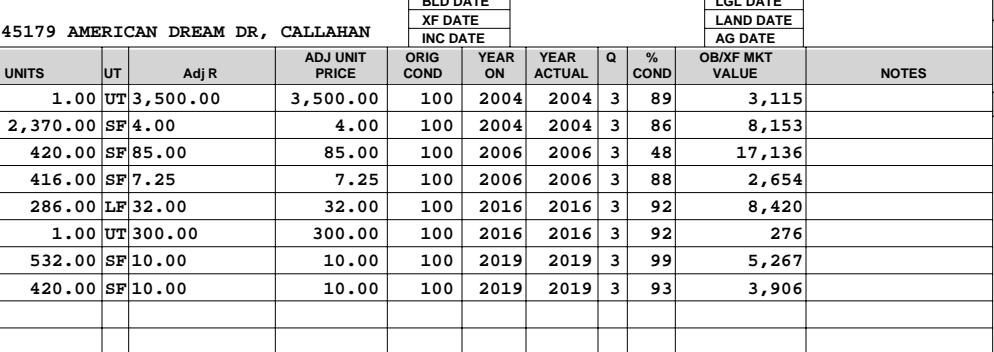


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 08
NEIGHBORHOOD/LOC	8018.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	2,257 100 2,257 249,934
FGR	441 55 243 26,909
FOP	22 30 7 775
FSP	220 40 88 9,745
TOTALS	2,940 2,595 287,363

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,595	107.8080	128.02	332,212	2004	2004	0	0	13.50	86.50	
1 SNGL FAM - 100% - 2021 Heated Area: 2257 HX Base Yr 2021												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			287,363
TOTAL MARKET OB/XF VALUE			48,927
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			396,290
SOH/AGL Deduction			111,578
ASSESSED VALUE			284,712
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			234,712
TOTAL JUST VALUE			396,290
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617189	SCRN RM	8,900	12/01/2006
B16265	SWIM POOL	27,500	04/01/2005
B11830	NEW CONSTR	161,392	10/01/2003
W105	XFOB	0	06/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/1255	8/11/2020	WD Q	Q	I	01	371,100
GRANTOR: BENNETT JUDSON B & JU						
GRANTEE: SNOW GORDON III & A						
1817/0830	9/26/2012	WD Q	Q	I	02	185,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BENNETT JUDSON B &						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0812	CONCRETE C	0	100	0	2,370.00	SF	4.00	4.00	100	2004	2004	3	86	8,153	
4	0861	POOL GUNIT	0	100	30	420.00	SF	85.00	85.00	100	2006	2006	3	48	17,136	
5	0845	KOOL DECK	0	100	0	416.00	SF	7.25	7.25	100	2006	2006	3	88	2,654	
7	0476	VF 6 SBPL	0	100	0	286.00	LF	32.00	32.00	100	2016	2016	3	92	8,420	
8	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	
9	0855	CONC PAVER	0	100	0	532.00	SF	10.00	10.00	100	2019	2019	3	99	5,267	
10	0462	ST/AL FNC	0	100	0	420.00	SF	10.00	10.00	100	2019	2019	3	93	3,906	

TOTAL OB/XF												
48,927												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2004] W22 FSP=[YR=2004] N10 W22 S10 E22\$ W39 S46 E13 N4 E8 FOP=[YR=2004] S2 E11 N2 W11\$ E19 FGR=[YR=2004] S4 E21 N21 W21 S17\$ N17 E21 N25\$.												

LAND DESCRIPTION																								
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		0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							