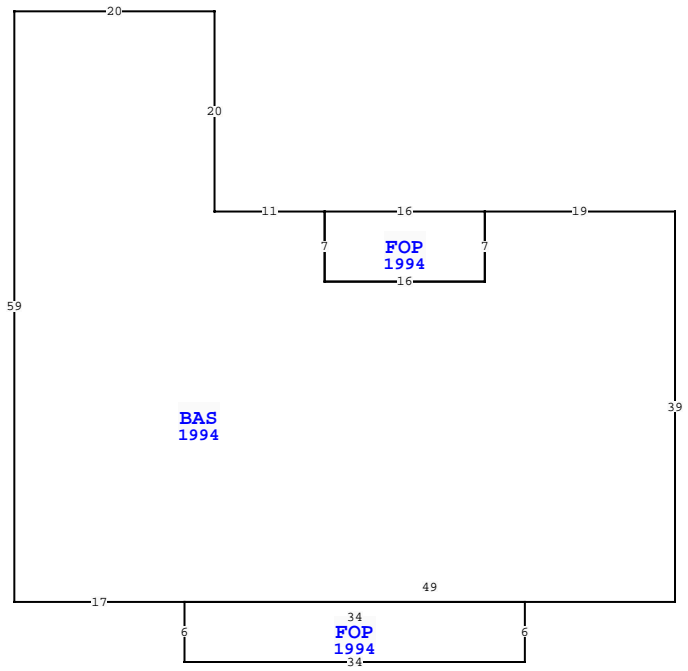




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	11	CLAY TILE 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,862	100	2,862
FOP	112	30	34
FOP	204	30	61
TOTALS	3,178		2,957
			314,029

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,957	100.7680	119.66	353,835	1994	1999	0	0	11.25	88.75
1 SNGL FAM - 100% - 1995 Heated Area: 2862 HX Base Yr 1995											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			314,029
TOTAL MARKET OB/XF VALUE			7,581
TOTAL LAND VALUE - MARKET			67,140
TOTAL MARKET VALUE			388,750
SOH/AGL Deduction			209,781
ASSESSED VALUE			178,969
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			128,969
TOTAL JUST VALUE			388,750
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413789	REPAIR/RRF	14,000	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0465	7/11/2020	QC	U	I	11	100
GRANTOR: JOHNSON JOHN K III &						
GRANTEE: JOHNSON TAMMY R						
2376/1688	7/11/2020	QC	U	I	11	100
GRANTOR: JOHNSON JOHN K III &						
GRANTEE: JOHNSON TAMMY 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	1994	1994	3	77	1,540	
2	0812	CONCRETE C	0	100	0	1,736.00	SF	4.00	4.00	100	2005	2005	3	87	6,041	
TOTALS												TOTAL OB/XF		7,581		

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.73	AC		1.00	1.00	1.00	18,000.00	18,000.00	67,140							