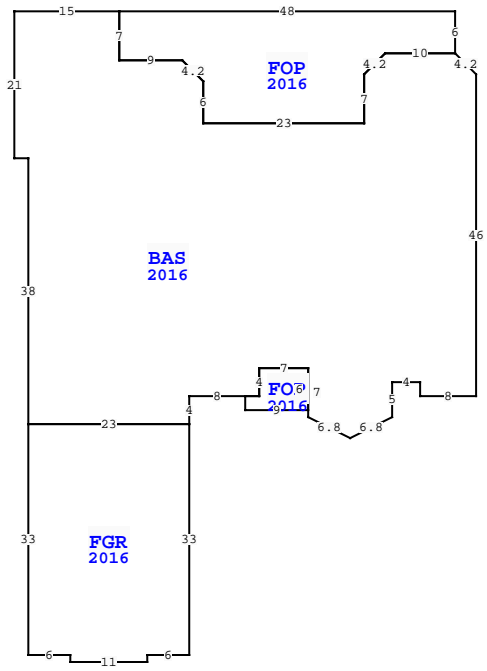




BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	16 WD FR STUC 90			
Exterior Wall	21 STONE 10			
Roof Structure	08 IRREGULAR 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	11 CLAY TILE 60			
Interior Floor	14 CARPET 40			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
Bathrooms	3 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4042.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,111	100	3,111	578,518
FGR	770	55	424	78,846
FOP	46	30	14	2,603
FOP	539	30	162	30,125
TOTALS	4,466		3,711	690,093

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2022									
Heated Area: 3111 HX Base Yr 2022												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			690,093
TOTAL MARKET OB/XF VALUE			81,588
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			886,681
SOH/AGL Deduction			110,911
ASSESSED VALUE			775,770
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			725,770
TOTAL JUST VALUE			886,681
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			753,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B204462	SCRN ENCLSR	11,900	06/10/2020
B2002769	SWIM POOL	50,000	03/30/2020
B1632542	CO ISSUED	0	12/14/2016
B1632542	NEW CONSTR	401,207	06/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/0233	7/12/2021	WD Q	Q	I	01	899,000
GRANTOR: EGAN BRADLEY C & SARA						
GRANTEE: GAFFEY LAWRENCE J &						
2335/0073	1/24/2020	WD Q	Q	I	01	649,000
GRANTOR: EUBANKS KATHRYN SUZAN						
GRANTEE: EGAN BRADLEY C & SA						

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	0855	CONC PAVER	0 100	0	0	1,593.00	SF	10.00	10.00	100	2016	2016	3	97	15,452	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430	
3	0911	SCRN RM A	0 100	64	15	960.00	SF	21.88	21.88	100	2020	2020	3	93	19,530	
4	0861	POOL GUNIT	0 100	0	0	449.00	SF	85.00	85.00	100	2020	2020	3	95	36,257	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	
6	0855	CONC PAVER	0 100	0	0	511.00	SF	10.00	10.00	100	2020	2020	3	99	5,059	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/12/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] U3 L3 FOP=[YR=2016] N6 W48 S7 E9 D3 R3 S6 E23 N7 U3 R3 E10\$ W10 D3 L3 S7 W23 N6 U3 L3 W9 N7 W15 S21 E2 S38 FGR=[YR=2016] S33 E6 S1 E11 N1 E6 N33 W23\$ E23 N4 E8 FOP=[YR=2016] S2 E9 N6 W7 S4 W2\$ E2 N4 E7 S7 D3 R6 R6 U3 N5 E4 S2 E8 N46\$.	

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							