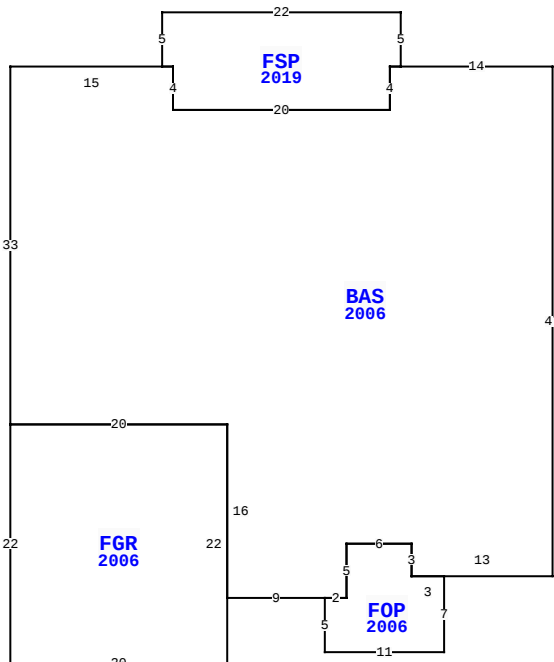




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	1,994	237,763
FGR	440	55	242	28,856
FOP	91	30	27	3,220
FSP	190	40	76	9,063
TOTALS	2,715		2,339	278,900

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,339	106.8200	126.85	296,702	2006	2010	0	0	0	6.00
1 SNGL FAM - 100% - 2020						Heated Area: 1994		HX Base Yr 2020			
											
BLD DATE						LGL DATE		06/22/2023			

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50
3	0810	CONCRETE A	0	100	37	16	592.00	SF	6.50
4	0855	CONC PAVER	0	100	0	0	635.00	SF	10.00
5	0462	ST/AL FNC	0	100	200	0	800.00	SF	10.00
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,000.00	100	2006	2006	3	91	1,820	
6.50	100	2006	2006	3	88	395	
6.50	100	2006	2006	3	88	3,386	
10.00	100	2017	2017	3	97	6,160	
10.00	100	2017	2017	3	87	6,960	
300.00	100	2017	2017	3	94	564	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00
TOTAL OB/XF 19,285									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		278,900	
TOTAL MARKET OB/XF VALUE		19,285	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		363,185	
SOH/AGL Deduction		125,007	
ASSESSED VALUE		238,178	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		188,178	
TOTAL JUST VALUE		363,185	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,395	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1619689	REMODEL	0	07/01/2016
E17641	NEW CONSTR	2,000	07/01/2006
C0617960	CO ISSUED	169,422	06/01/2006
B0617960	NEW CONSTR	169,422	06/01/2006
P0611257	NEW CONSTR	0	06/01/2006
R0609406	REPAIR/RRF	2,800	06/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2268/1900	4/16/2019	WD Q	Q	I	01
GRANTOR: CUTSHAW PRICHARD M &					
GRANTEE: MCKINLEY LARRY D &					
1455/0569	10/30/2006	WD Q	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: CUTSHAW PRICHARD M					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] N47 W14 FSP=[YR=2019] N5 W22 S5 E1 S4 E20 N4 E1\$ W1 S4 W20 N4 W15 S33 FGR=[YR=2006] S22 E20 N22 W20\$E20 S16 E9 FOP=[YR=2006] S5 E11 N7 W3 N3 W6 S5 W2\$ E2 N5 E6 S3 E13\$.									