

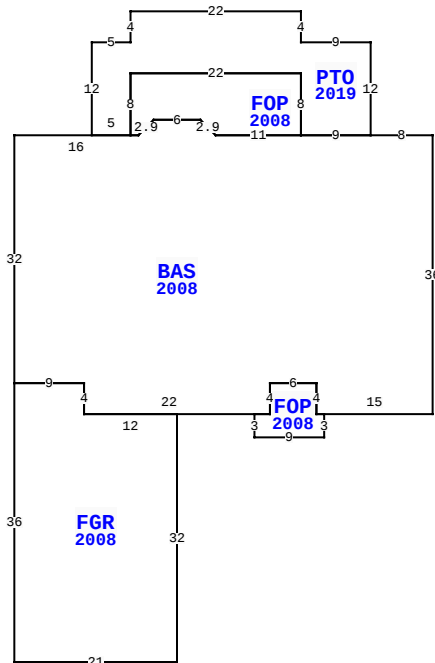
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,900	100	1,900	224,144
FGR	708	55	389	45,891
FOP	51	30	15	1,770
FOP	160	30	48	5,663
PTO	344	5	17	2,005
TOTALS	3,163		2,369	279,472

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,369	106.8200	126.85	300,508	2008	2008	0	0	7.00	93.00

1 SNGL FAM - 100% - 2021 Heated Area: 1900 HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		279,472	
TOTAL MARKET OB/XF VALUE		69,093	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		413,565	
SOH/AGL Deduction		163,041	
ASSESSED VALUE		250,524	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		195,524	
TOTAL JUST VALUE		413,565	
NCON VALUE		64,096	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,772	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004457	SWIM POOL	61,445	03/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2384/0302	7/30/2020	WD	Q	I	01	271,000
GRANTOR: PYSELL KEVIN JOSEPH &						
GRANTEE: HOMESLEY JAMES & HO						
2119/0990	5/09/2017	WD	Q	I	01	245,000
GRANTOR: ROBERTS DEBRA L & DON						
GRANTEE: PYSELL KEVIN JOSEPH						

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	0812	CONCRETE C	0	100	0	0	1,388.00	SF	4.00	4.00	100	2008	2008	3	90	4,997	
2	0471	VINYL FNC	0	100	0	0	300.00	LF	32.00	32.00	100	2020	2020	3	98	9,408	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	
4	0866	POOL FIBER	0	100	40	15	600.00	SF	72.00	72.00	100	2022	2022	3	100	43,200	
5	0855	CONC PAVER	0	100	0	0	804.00	SF	10.00	10.00	100	2022	2022	3	100	8,040	
6	0462	ST/AL FNC	0	100	25	0	100.00	SF	10.00	10.00	100	2022	2022	3	100	1,000	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300	
8	0810	CONCRETE A	0	100	60	4	240.00	SF	6.50	6.50	100	2022	2022	3	100	1,560	

LAND DESCRIPTION										TOTAL OB/XF									
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000		