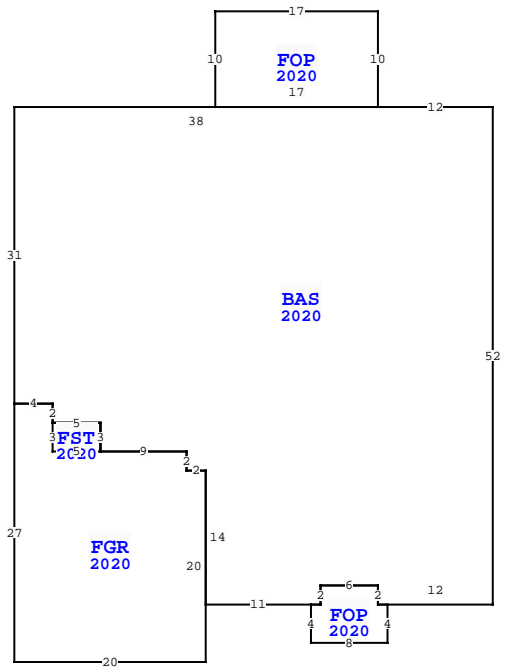


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,237	100	2,237
FGR	471	55	259
FOP	44	30	13
FOP	170	30	51
FST	15	55	8
TOTALS	2,937		2,568

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,568	108.9600	129.39	332,274	2020	2020	0	0	0.50	99.50
1 SNGL FAM - 100% - 2021 Heated Area: 2237 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,613
TOTAL MARKET OB/XF VALUE		12,755
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		408,368
SOH/AGL Deduction		110,248
ASSESSED VALUE		298,120
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		243,120
TOTAL JUST VALUE		408,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203735	CO ISSUED	0	11/08/2020
B203735	NEW CONSTR	304,294	05/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/581	5/25/2023	WD Q	Q	I	01	485,000
GRANTOR: CHAPMAN JEFFREY S & A						
GRANTEE: ST PIERRE DOUGLAS R						
2411/0964	11/18/2020	WD Q	Q	I	01	337,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHAPMAN JEFFREY S &						

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	0810	CONCRETE A	0	100	20	3		6.50	6.50	100	2020	2020	3	99	386	
2	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2020	2020	3	99	3,507	
3	0462	ST/AL FNC	0	100	210	0		10.00	10.00	100	2020	2020	3	95	7,980	
4	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2020	2020	3	98	882	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W12 FOP=[YR=2020] N10 W17 S10 E17\$ W38 S31 FGR=[YR=2020] S27 E20 N20 W2 N2 W9 FST=[YR=2020] W5 N3 E5 S3\$ N3 W5 N2 W4\$ E4 S2 E5 S3 E9 S2 E2 S14 E11 FOP=[YR=2020] S4 E8 N4 W1 N2 W6 S2 W1\$ E1 N2 E6 S2 E12 N52\$.	

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							