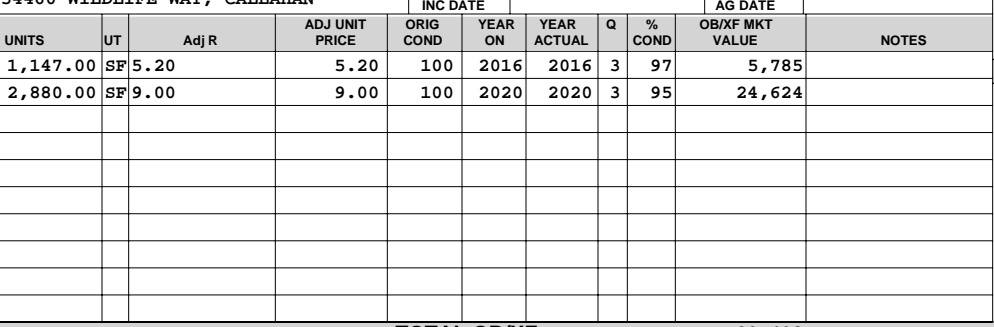


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,734	120.4740	143.06	534,186	2016	2016	0	0	0	2.55	97.45

1 SNGL FAM - 0% - 0 Heated Area: 3260 HX Base Yr



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	520,564		
TOTAL MARKET OB/XF VALUE	30,409		
TOTAL LAND VALUE - MARKET	280,000		
TOTAL MARKET VALUE	830,973		
SOH/AGL Deduction	331,686		
ASSESSED VALUE	499,287		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	499,287		
TOTAL JUST VALUE	830,973		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	513,198		

Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 05			
NEIGHBORHOOD/LOC	5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,580	100	2,580	359,683
FGR	640	55	352	49,073
FOP	41	30	12	1,673
FOP	351	30	105	14,638
FUS	680	100	680	94,800
STR	48	10	5	697
TOTALS	4,340		3,734	520,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005651	XFOB	134,467	06/30/2020
B1632244	CO ISSUED	0	11/14/2016
B1632244	NEW CONSTR	398,238	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/1171	2/13/2019	QC	U	I	11	100

GRANTOR: COLLINS NICKY MAX & S
GRANTEE: URSO FRANK VINCENT

1871/0860	7/26/2013	WD	U	V	11	100
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GRANTOR: HIGGINBOTHAM ALBERT L
GRANTEE: URSO FRANK VINCENT

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	0811	CONCRETE B	0	0	0	1,147.00	SF	5.20	5.20	100	2016	2016	3	97	5,785	
2	0680	POLE SHED	0	0	60	48	SF	9.00	9.00	100	2020	2020	3	95	24,624	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/19/2023	MLU

BUILDING NOTES	
BAS=[YR=2016] W6 FOP=[YR=2016] W27 S13 E27 N13 S13 W27 N13 W17 S69 E2 S1 E10 N1 E1 FOP=[YR=2016] S1 E9 N5 W8 S4 W1 S E1 N4 E8 N5 E10 FGR=[YR=2016] S8 E19 S2 E10 N23 W18 N1 W11 S14 S N14 E11 S1 E7 N47 PTR=E30 FUS=[YR=2016] E17 S40 W13 STR=[YR=2016] S6 W10 N4 E6 N2 E4 S W4 N40 S W30 S.	

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	000115	C	SFR ACRES	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	280,000							