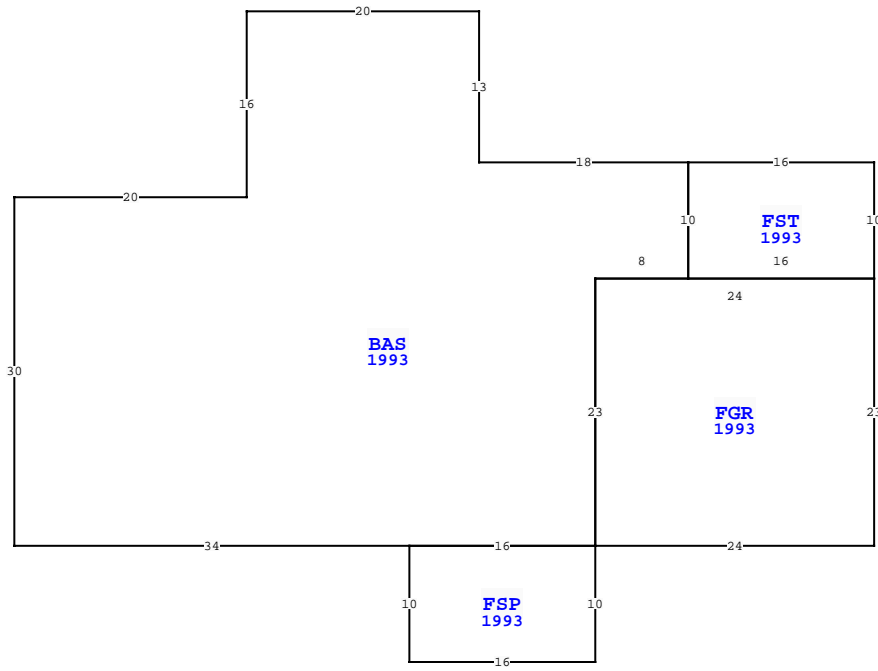




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	19	COMMON BRK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	04	PLYWOOD	50	
Interior Wall	05	DRYWALL	50	
Interior Floor	14	CARPET	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	04	DIST 01	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC		9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,930	100	1,930	130,154
FGR	552	55	304	20,501
FSP	160	40	64	4,316
FST	160	55	88	5,934
TOTALS	2,802		2,386	160,906

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,386	119.5600	107.90	257,449	1950	1967	0	0	37.50	62.50
1 SINGLE FAM - 100% - 2004 Heated Area: 1930 HX Base Yr 2004											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			160,906
TOTAL MARKET OB/XF VALUE			2,506
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			193,412
SOH/AGL Deduction			83,599
ASSESSED VALUE			109,813
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			59,813
TOTAL JUST VALUE			193,412
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			176,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4516	N/A	3,264	11/20/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1170/0098	9/10/2003	WD	U	I	01	33,400
GRANTOR: PRITCHARD JUANITA						
GRANTEE: BANDY MITCHELL L						
1170/0096	9/10/2003	WD	U	I	01	33,400
GRANTOR: SMITH WILLIAM G JR						
GRANTEE: BANDY MITCHELL L						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
FST=[YR=1993] W16 BAS=[YR=1993] W18 N13 W20 S16 W20 S30 E34 FSP=[YR=1993] S10 E16 N10 W16\$ E16 FGR=[YR=1993] E24 N23 W24 S23\$ N23 E8 N10\$ S10 E16 N10\$.	

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	54	3			6.50	100	1980	1980	3	35	369	
2	0810	CONCRETE A	0	100	18	17			6.50	100	1985	1985	3	49.5	985	
3	0940	SHEDS/PORT	0	100	12	16			30.00	100	1987	1987	3	20	1,152	

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	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							