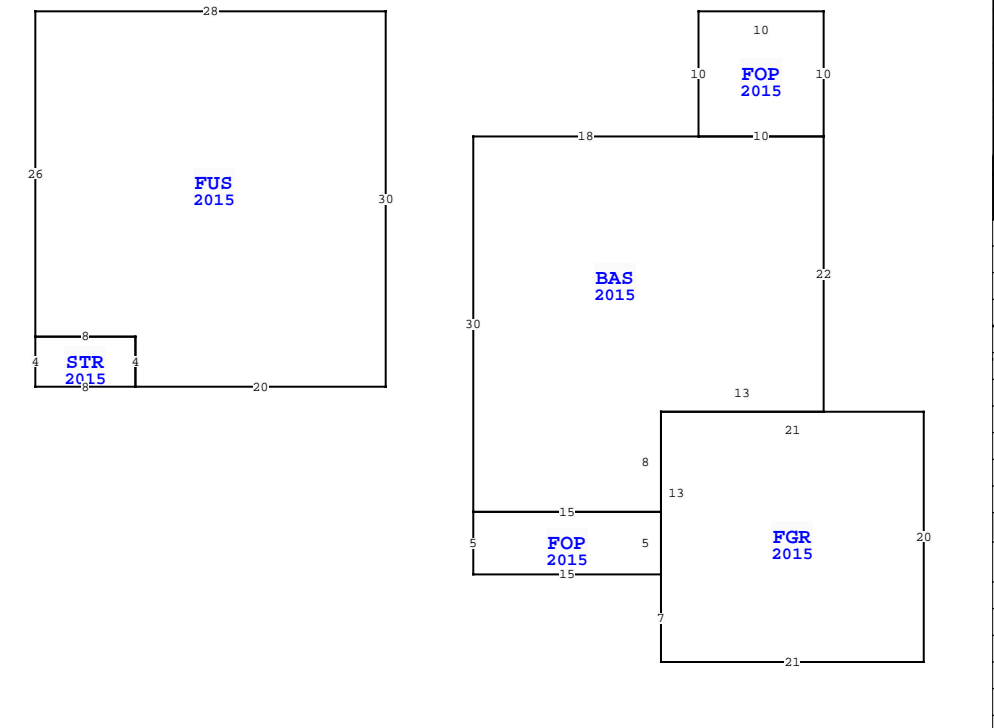


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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
0100	01	1,830	132.7100	119.77	219,179	2015	2015	0	0	3.15	96.85



Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4107.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	736	100	736	85,374
FGR	420	55	231	26,795
FOP	75	30	22	2,552
FOP	100	30	30	3,480
FUS	808	100	808	93,726
STR	32	10	3	348
TOTALS	2,171		1,830	212,275

BLD DATE	LGL DATE	06/23/2023	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	15	4		6.50	6.50	100	2015	2015	3	96	374	
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2015	2015	3	96	4,398	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			212,275
TOTAL MARKET OB/XF VALUE			4,772
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			292,047
SOH/AGL Deduction			114,809
ASSESSED VALUE			177,238
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			127,238
TOTAL JUST VALUE			292,047
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531004	CO ISSUED	0	12/15/2015
B1531004	NEW CONSTR	196,074	08/01/2015
P1518629	NEW CONSTR	0	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2020/0586	12/17/2015	SW	Q	I	01	201,200

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: GORDON GREGORY M JR

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2015] W10 S10 BAS=[YR=2015] W18 S30 FOP=[YR=2015] S5 E15 FGR=[YR=2015] S7 E21 N20 W21 S13\$ N5 W15\$ E15 N8 E13 N22 W10\$ E10 N10\$ PTR = W35 FUS=[YR=2015] W28 S26 STR=[YR=2015] S4 E8 N4 W8\$ E8S4 E20 N30 \$ E35\$.											