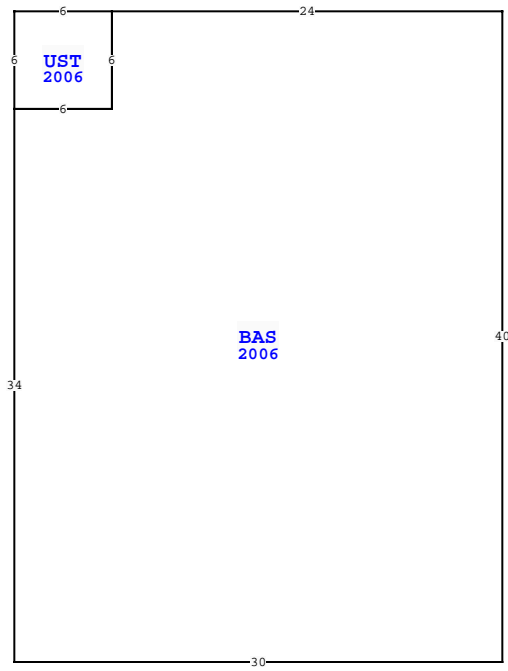




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,164	100	1,164
UST	36	45	16
TOTALS	1,200		1,180
			19,632

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1													
1 GARAGE RES - 0% - 0 Heated Area: 1164 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
Tax Group: 4	STANDARD		
BUILDING MARKET VALUE	175,275		
TOTAL MARKET OB/XF VALUE	64,944		
TOTAL LAND VALUE - MARKET	92,600		
TOTAL MARKET VALUE	332,819		
SOH/AGL Deduction	95,355		
ASSESSED VALUE	237,464		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	237,464		
TOTAL JUST VALUE	332,819		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	235,904		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909587	ELEC OTHER	7,245	11/21/2019
E18979	ELEC OTHER	1,000	04/01/2007
B19473	ADDITION	1,900	02/01/2007
B19474	ADDITION	7,920	02/01/2007
R10109	REPAIR/RRF	2,000	02/01/2007
M12173	MECH OTHER	0	10/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/1439	7/05/2006	QC	U	I	01	100

GRANTOR: WARNER WILLIAM L JR
GRANTEE: CRAIG TRACY KNIGHT
1272/0070 11/08/2004 WD Q V 55,000
GRANTOR: GIBSON STEPHEN M
GRANTEE: CRAIG TRACY K & WIL

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	0812	CONCRETE C	0	0	0	11,092.00	SF	4.00	4.00	100	2006	2006	3	88	39,044	
2	1126	CB/STC 8"	0	0	0	432.00	SF	8.00	8.00	100	2006	2006	3	88	3,041	
3	0920	CWALL-WD/M	0	0	0	166.00	LF	390.00	390.00	100	2006	2006	3	31	20,069	
4	0351	CARPORT MT	0	0	25	300.00	SF	10.00	10.00	100	2020	2020	3	93	2,790	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/20/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W24 UST=[YR=2006] W6 S6 E6 N6\$ S6 W6 S34 E30 N40\$.	

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	4.63	AC		1.00	1.00	0.25	80,000.00	20,000.00	92,600							



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	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	988	100	988
FDG	240	60	144
FOP	28	30	8
FSP	112	40	45
TOTALS	1,368		1,185
			155,643

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,185	118.9267	141.23	167,358	2007	2007	0	0	7.00	93.00

2 SNGL FAM - 0% - 0 Heated Area: 988 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			175,275
TOTAL MARKET OB/XF VALUE			64,944
TOTAL LAND VALUE - MARKET			92,600
TOTAL MARKET VALUE			332,819
SOH/AGL Deduction			95,355
ASSESSED VALUE			237,464
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			237,464
TOTAL JUST VALUE			332,819
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17903	ELEC OTHER	5,100	08/01/2006
P11489	OTHER	0	08/01/2006
P0611187	OTHER	0	06/01/2006
C17828	CO ISSUED	0	05/01/2006
R09340	REPAIR/RRF	1,000	05/01/2006
B17828	NEW CONSTR	65,944	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/1439	7/05/2006	QC	U	I	01	100

GRANTOR: WARNER WILLIAM L JR
GRANTEE: CRAIG TRACY KNIGHT
1272/0070 11/08/2004 WD Q V 55,000
GRANTOR: GIBSON STEPHEN M
GRANTEE: CRAIG TRACY K & WIL

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0			
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2007] W1 FSP=[YR=2007] N12 W11 S10 E10 S2 E1\$ W1 N2 W36 S27 E23 FOP=[YR=2007] S4 E7 N4 W7\$ E13 N17 E2 N8\$ PTR=W58 FDG=[YR=2007] W12 S20 E12 N20\$ E58\$.											

LAND DESCRIPTION												TOTAL OB/XF												0			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			