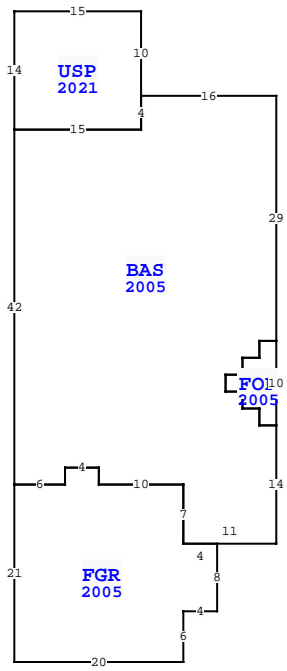




ELEMENT		CD	CONSTRUCTION
Exterior Wall	05	AVERAGE	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,399	100	1,399
FGR	460	55	253
POP	36	30	11
USP	210	30	63
TOTALS	2,105		1,726

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,726	128.3700	115.85	199,957	2005	2005	0	0	8.05	91.95
1 SINGLE FAM - 100% - 2018										Heated Area: 1399	
										HX Base Yr 2018	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		183,860	
TOTAL MARKET OB/XF VALUE		8,238	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		247,098	
SOH/AGL Deduction		90,108	
ASSESSED VALUE		156,990	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		101,990	
TOTAL JUST VALUE		247,098	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		212,374	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107246	USP	5,769	08/01/2021
M09658	NEW CONSTR	0	04/01/2005
P09143	NEW CONSTR	0	03/01/2005
R046920	REPAIR/RRF	5,000	12/01/2004
B0414138	NEW CONSTR	130,856	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/0110	1/27/2017	SW	Q	I	02	150,000
GRANTOR: BANC OF AMERICA FUNDI						
GRANTEE: CLARK KELLY & CHRIS						
2071/0078	9/12/2016	CT	U	I	18	133,100
GRANTOR: CLERK OF COURT						
GRANTEE: BANC OF AMERICA FUN						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	1,462.00	SF	4.00	4.00	

TOTAL OB/XF										8,238
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W16 USP=[YR=2021] N10 W15 S14E15 N4\$ S4 W15 S42									
FGR=[YR=2005] S21E20 N6 E4 N8 W4 N7 W10 N2 W4 S2 W6\$ E6 N2									
E4 S2 E10 S7 E11 N14 POP=[YR=2005] N10 W2 S2 W2 S2 W2S2 E2 S2									
E2 S2 E2\$ W2 N2 W2 N2W2 N2 E2 N2 E2 N2 E2 N2\$.									

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	55,000.00	55,000.00	55,000							