

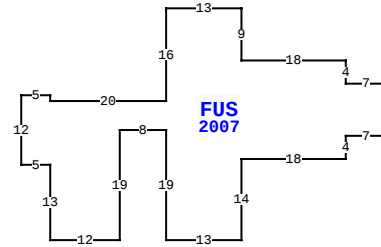
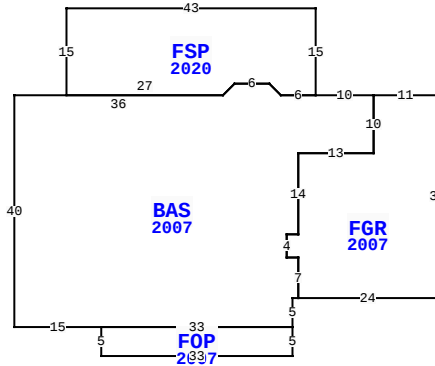
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,093	100	2,093	345,469
FGR	718	55	395	65,198
FOP	165	30	50	8,253
FSP	629	40	252	41,595
FUS	1,277	100	1,277	210,781
TOTALS	4,882		4,067	671,296

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	100	0	0	2,798.00	SF	5.20	5.20	100	2007	2007	3	89	12,949	
2	1127	BRICK 8"	0	100	0	0	104.00	SF	11.00	11.00	100	2007	2007	3	97	1,110	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	12,500.00	12,500.00	100	2007	2007	3	35	4,375	

LAND DESCRIPTION			TOTAL OB/XF 23,494														
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
1	000135	C	SFR CNSVTN	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	4,067	126.2888	179.96	731,897	2007	2007	0	0	8.28	91.72	
1 SFR CUST - 100% - 2021 Heated Area: 3370 HX Base Yr 2021												



NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4 Tax Dist:		
BUILDING MARKET VALUE										671,296		
TOTAL MARKET OB/XF VALUE										23,494		
TOTAL LAND VALUE - MARKET										140,000		
TOTAL MARKET VALUE										834,790		
SOH/AGL Deduction										118,572		
ASSESSED VALUE										716,218		
TOTAL EXEMPTION VALUE										50,000		
BASE TAXABLE VALUE										666,218		
TOTAL JUST VALUE										834,790		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										765,540		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12009	MECH OTHER	0	09/01/2006
E17875	ELEC OTHER	3,300	08/01/2006
P11403	OTHER	0	08/01/2006
C18032	CO ISSUED	0	06/01/2006
B0618032	NEW CONSTR	369,222	06/01/2006
R0609450	REPAIR/RRF	6,000	06/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2408/1332	11/13/2020	WD	Q	I	02	845,000	
GRANTOR: NEIL WILLIAM & SANDRA							
GRANTEE: PHILLIPS DAVID & BE							
1320/1950	5/31/2005	WD	Q	V		153,000	
GRANTOR: BRADY POINT PRESERVE							
GRANTEE: NEIL WILLIAM & SAND							

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2007] W11 BAS=[YR=2007] W10 FSP=[YR=2020] N15 W43 S15 E27 U2 R2 E6 D2 R2 E6 \$ W6 U2 L2 W6 D2 L2 W36 S40 E15 FOP=[YR=2007] S5 E33 N5 W33 \$ E33 N5 E1 N7 W2 N4 E2 N14 E13 N10\$ S10 W13 S14 W2 S4 E2 S7 E24 N35 \$ PTR= E20 FUS=[YR=2007] E5 S1 E20 N16 E13 S9 E18 S4 E7 S9 W7 S4 W18 S14 W13 N19 W8 S19 W12 N13 W5 N12\$ W20 \$.									