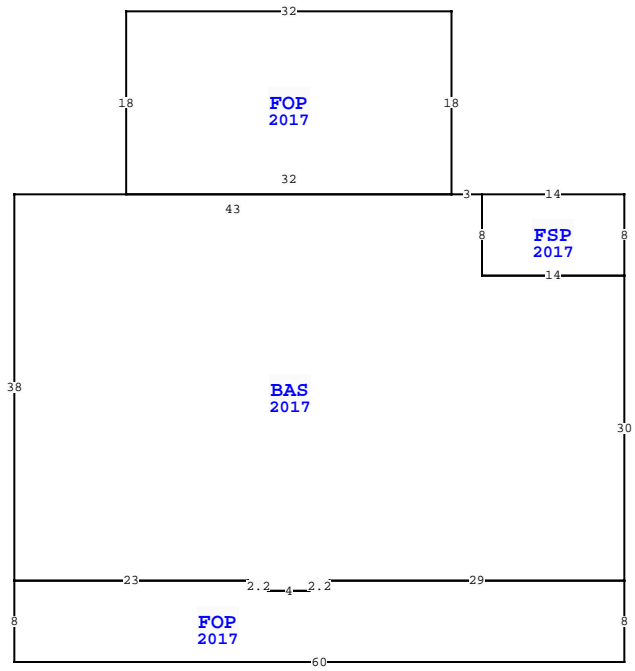




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
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
BAS	2,174	100	2,174
FOP	474	30	142
FOP	576	30	173
FSP	112	40	45
TOTALS	3,336		2,534

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,534	120.2784	142.83	361,931	2017	2017	0	0	2.00	98.00
1 SNGL FAM - 100% - 2019 Heated Area: 2174 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			354,692
TOTAL MARKET OB/XF VALUE			76,904
TOTAL LAND VALUE - MARKET			81,250
TOTAL MARKET VALUE			512,846
SOH/AGL Deduction			211,796
ASSESSED VALUE			301,050
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			251,050
TOTAL JUST VALUE			512,846
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			402,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001555	SWIM POOL	41,000	03/01/2018
17005654	CO ISSUED	0	06/26/2017
B1633549	NEW CONSTR	269,663	12/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2175/1471	2/07/2018	WD	U	I	11	100
GRANTOR: DAVIS GARY C & VIRGIN						
GRANTEE: DAVIS JEFFREY D & C						
2080/0082	10/27/2016	WD	U	V	11	100
GRANTOR: DAVIS GARY C & VIRGIN						
GRANTEE: DAVIS JEFFREY D & C						

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	0300	BOAT DCK W	0	100	16	14			224.00	SF	20.00	2000	2000	3	29	1,299
2	0861	POOL GUNIT	0	100	0	0			424.00	SF	85.00	2018	2018	3	90	32,436
3	0855	CONC PAVER	0	100	0	0			1,156.00	SF	10.00	2018	2018	3	98	11,329
4	0476	VF 6 SBPL	0	100	0	0			66.00	LF	32.00	2018	2018	3	95	2,006
5	0462	ST/AL FNC	0	100	0	0			288.00	SF	10.00	2018	2018	3	90	2,592
6	0463	FENCE GATE	0	100	0	0			1.00	UT	300.00	2018	2018	3	95	285
7	0350	CARPORT WD	0	100	35	32			1,120.00	SF	9.36	2019	2019	3	90	9,435
8	0510	GARAGE WD-	0	100	35	10			350.00	SF	35.00	2020	2020	3	95	11,638
9	0350	CARPORT WD	0	100	26	26			676.00	SF	9.36	2020	2020	3	93	5,884

TOTAL OB/XF												76,904												
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			0.00	0.00	3.25	AC		1.00	1.00	1.00	25,000.00	25,000.00	81,250							

BUILDING NOTES											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/16/2023 MLU											

BUILDING DIMENSIONS											
FSP=[YR=2017] W14 BAS=[YR=2017] W3 FOP=[YR=2017] N18 W32 S18 E32\$ W43 S38 FOP=[YR=2017] S8 E60 N8 W29 D1 L2 W4 U1 L2 W23\$ E23 D1 R2 E4 U1 R2 E29 N 30 W14 N8\$ S8 E14 N8\$.											