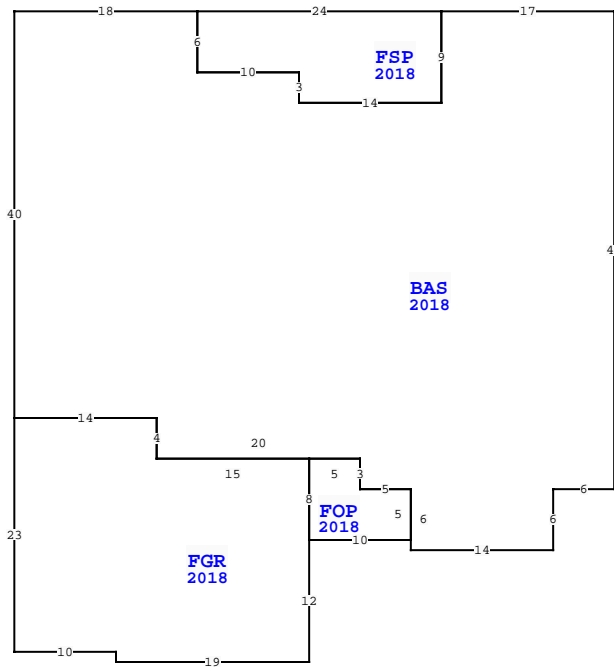




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,513	100	2,513
FGR	626	55	344
FOP	65	30	20
FSP	186	40	74
TOTALS	3,390		2,951

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,951	113.9985	135.37	399,477	2018	2018	0	0	1.50	98.50
1 SNGL FAM - 100% - 2022 Heated Area: 2513 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			393,485
TOTAL MARKET OB/XF VALUE			14,242
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			492,727
SOH/AGL Deduction			56,873
ASSESSED VALUE			435,854
TOTAL EXEMPTION VALUE	HX HB WX	55,000	
BASE TAXABLE VALUE			380,854
TOTAL JUST VALUE			492,727
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			423,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C170954	CO ISSUED	0	09/20/2018
B1709594	NEW CONSTR	319,979	10/30/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/0092	6/30/2021	WD Q	Q	I	01	485,000
GRANTOR: WILLIAMS JAMES M & SU						
GRANTEE: WHEELER CHRISTINA A						
2227/0954	9/27/2018	SW Q	Q	I	01	380,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: WILLIAMS JAMES MICH						

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	0855	CONC PAVER	0	100	0	893.00	UT	7.00	7.00	100	2018	2018	3	98	6,126	
2	0855	CONC PAVER	0	100	0	78.00	SF	7.00	7.00	100	2018	2018	3	98	535	
3	0476	VF 6 SBPL	0	100	0	240.00	LF	32.00	32.00	100	2018	2018	3	95	7,296	
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W17 FSP=[YR=2018] W24 S6 E10 S3 E14 N9\$ S9 W14 N3 W10 N6 W18 S40 FGR=[YR=2018] S23 E10 S1 E19 N12 FOP=[YR=2018] E10 N5 W5 N3 W5 S8 \$ N8 W15 N4 W14\$ E14 S4 E20 S3 E5 S6 E14 N6 E6 N47\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 14,242																								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							