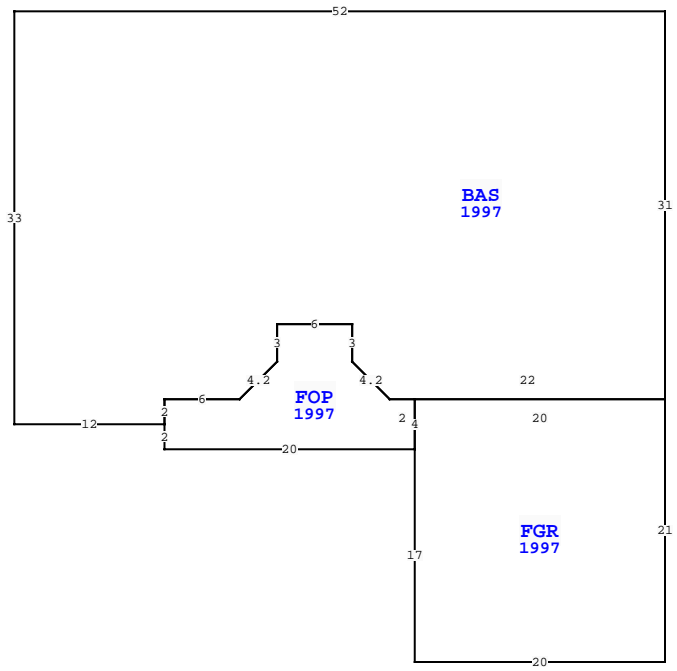


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	4013.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,591	100	1,591
FGR	420	55	231
FOP	125	30	38
			SUBAREA MARKET VALUE
			189,654
			27,537
			4,530
TOTALS	2,136		1,860
			221,720

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,860	109.1132	129.57	241,000	1997	2005		0	0	8.00	92.00
1 SNGL FAM - 100% - 2021 Heated Area: 1591 HX Base Yr 2021												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			221,720
TOTAL MARKET OB/XF VALUE			31,343
TOTAL LAND VALUE - MARKET			82,500
TOTAL MARKET VALUE			335,563
SOH/AGL Deduction			89,187
ASSESSED VALUE			246,376
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			196,376
TOTAL JUST VALUE			335,563
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615531	REPAIR/RRF	6,000	11/22/2016
B17470	ADDITION	12,000	10/31/2006
B9704135	SWIM POOL	8,500	07/01/1997
963251	CHNGE SRVC	0	12/01/1996
963434	NEW CONSTR	60,939	11/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0103	8/12/2021	LE U		I	14	100
GRANTOR: SAYERS SHANNON L						
GRANTEE: SAYERS SHANNON L L/						
2402/0606	10/21/2020	WD Q		I	01	301,000
GRANTOR: LYNCH FAMILY TRUST						
GRANTEE: SAYERS SHANNON L						

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	0811	CONCRETE B	0	100	0	0		816.00	SF 5.20	100	1997	1997	3	75	3,182	
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1997	1997	3	81	2,835	
3	0861	POOL GUNIT	0	100	24	12		288.00	SF 85.00	100	2005	2005	3	44	10,771	
4	0855	CONC PAVER	0	100	0	0		1,192.00	SF 10.00	100	2012	2012	3	94	11,205	
7	0462	ST/AL FNC	0	100	100	0		400.00	SF 10.00	100	2012	2012	3	71	2,840	
8	0463	FENCE GATE	0	100	0	0		2.00	UT 300.00	100	2012	2012	3	85	510	
TOTALS													31,343			

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	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	75,000.00	82,500.00	82,500								