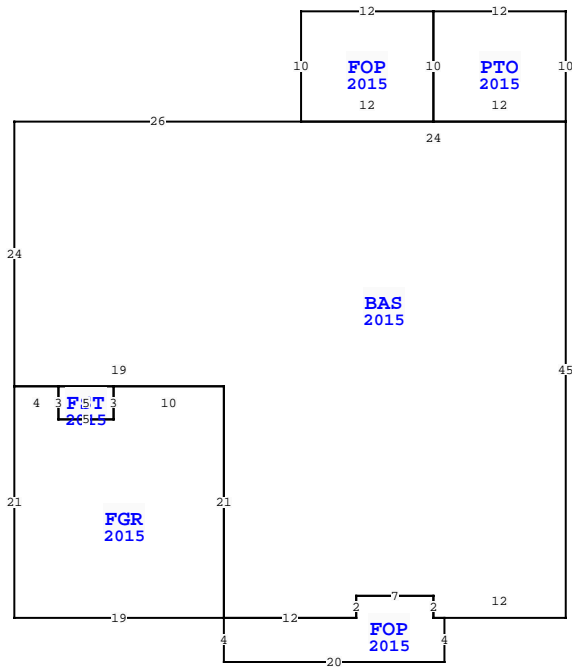




BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	10 ABOVE AVG 70			
Exterior Wall	16 WD FR STUC 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 60			
Interior Floor	11 CLAY TILE 40			
Air Condition	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	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4071.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100	1,837	197,662
FGR	384	55	211	22,704
FOP	94	30	28	3,013
FOP	120	30	36	3,874
FST	15	55	8	861
PTO	120	5	6	646
TOTALS	2,570		2,126	228,759

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,126	123.1076	111.10	236,199	2015	2015	0	0	3.15	96.85
1 SINGLE FAM - 100% - 2020 Heated Area: 1837 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			228,759
TOTAL MARKET OB/XF VALUE			4,612
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			283,371
SOH/AGL Deduction			67,924
ASSESSED VALUE			215,447
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			165,447
TOTAL JUST VALUE			283,371
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531060	CO ISSUED	0	12/18/2015
B1531060	NEW CONSTR	231,165	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2287/1267	7/03/2019	WD Q	Q	I	01	235,000
GRANTOR: DAVIS PATRICK LEE & C						
GRANTEE: BETTERIDGE LINDSAY						
2173/1484	11/30/2017	WD U	I	I	11	100
GRANTOR: ONEAL CHASIDY M						
GRANTEE: DAVIS PATRICK LEE &						

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	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2015	2015	3	96	374	
2	0811	CONCRETE B	0 100	0	0	849.00	SF	5.20	5.20	100	2015	2015	3	96	4,238	

BLD DATE		05/17/2022	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2015] W12 FOP=[YR=2015] W12 S10 BAS=[YR=2015] W26 S24 FGR=[YR=2015] S21 E19 FOP=[YR=2015] S4 E20 N4 W1 N2 W7 S2 W12\$ N21 W10 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E19 S21 E12 N2 E7 S2 E12 N45 W24\$ E12 N10\$ S10 E12 N10\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 4,612																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	50,000.00	50,000.00	50,000							