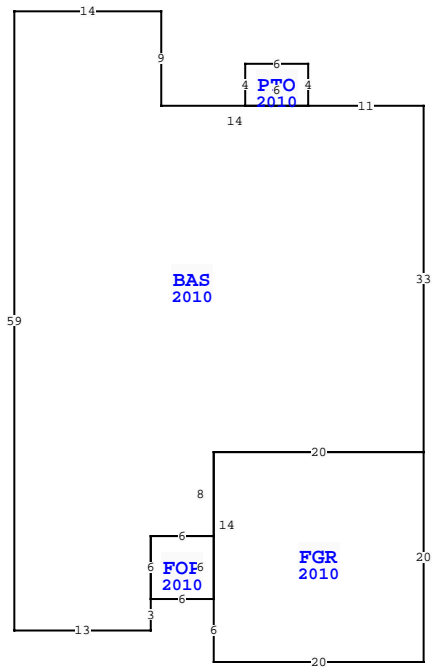


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 80			
Exterior Wall	16 WD FR STUC 20			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 70			
Interior Floor	08 SHT VINYL 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
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	1,682	100	1,682	164,671
FGR	400	55	220	21,538
FOP	36	30	11	1,077
PTO	24	5	1	98
TOTALS	2,142		1,914	187,385

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,914	114.9148	103.71	198,501	2010	2010	0	0	5.60	94.40
1 SINGLE FAM - 100% - 2018 Heated Area: 1682 HX Base Yr 2018											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	187,385		
TOTAL MARKET OB/XF VALUE	3,247		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	240,632		
SOH/AGL Deduction	67,957		
ASSESSED VALUE	172,675		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	122,675		
TOTAL JUST VALUE	240,632		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	207,935		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22942	CO ISSUED	0	03/03/2010
E22259	ELEC OTHER	0	11/01/2009
M14933	H/AC	0	11/01/2009
P0914000	OTHER	0	10/01/2009
B0922942	NEW CONSTR	138,204	10/01/2009
R0912138	REPAIR/RRF	3,000	10/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	4/07/2017	CN	Q	I	02	160,000
GRANTOR: FLETCHER KELLY R ET A						
GRANTEE: SHUNNARAH JACK						
1943/0701	10/20/2014	QC	U	I	11	100
GRANTOR: FLETCHER HUBERT R EST						
GRANTEE: CARTER KIMBERLY FLE						

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	0	0			6.50	100	2010	2010	3	92	3,247	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2010] W11 PTO=[YR=2010] N4 W6 S4 E6\$ W14 N9 W14 S59 E13 N3 FOP=[YR=2010] E6 FGR=[YR=2010] S6 E20 N20 W20 S14\$ N6 W6 S6 \$ N6 E6 N8 E20 N33\$.	

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	DPTH 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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							