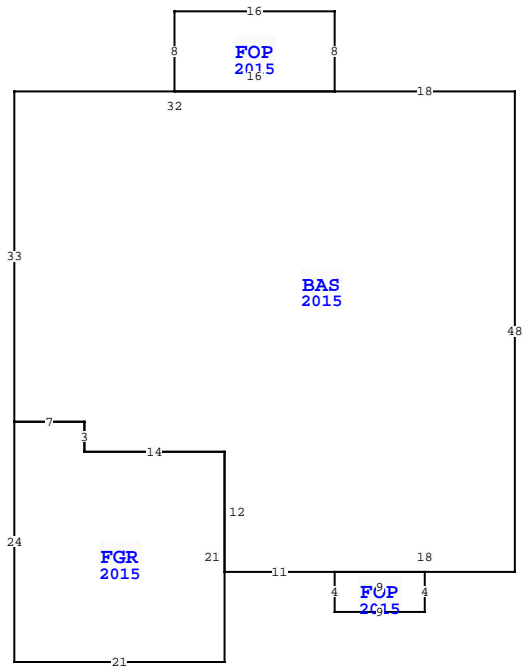




BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	10 ABOVE AVG 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	14 CARPET 70			
Interior Floo	11 CLAY TILE 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	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	2,127	100	2,127	222,598
FGR	462	55	254	26,582
FOP	36	30	11	1,151
FOP	128	30	38	3,977
TOTALS	2,753		2,430	254,308

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023		Heated Area: 2127					HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			254,308
TOTAL MARKET OB/XF VALUE			2,855
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			307,163
SOH/AGL Deduction			113,466
ASSESSED VALUE			193,697
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			143,697
TOTAL JUST VALUE			307,163
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429333	CO ISSUED	0	02/10/2015
B1429333	NEW CONSTR	261,971	09/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/1498	3/22/2022	WD Q	Q	I	02	380,000
GRANTOR: CLOWER MOLLY						
GRANTEE: BEIGH FRANCES						
2188/0028	4/04/2018	WD Q	Q	I	01	230,000
GRANTOR: MUSSELWHITE STEVEN A						
GRANTEE: CLOWER MOLLY						

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	572.00	SF	5.20	5.20	100	2015	2015	3	96	2,855	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W18 FOP=[YR=2015] N8 W16 S8 E16 \$ W32 S33	
FGR=[YR=2015] S24 E21 N21 W14 N3 W7 \$ E7 S3 E14 S12 E11	
FOP=[YR=2015] S4 E9 N4 W9 \$ E18 N48 \$.	

LAND DESCRIPTION																								
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							