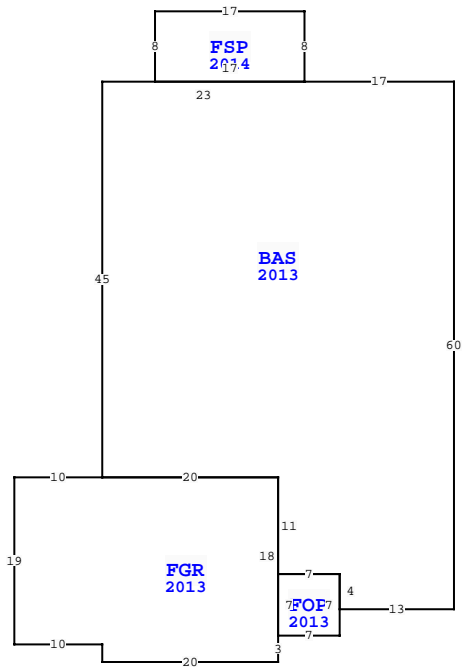




BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	10 ABOVE AVG 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	11 CLAY TILE 50			
Interior Floor	14 CARPET 50			
Air Condition	03 CENTRAL 100			
Heating Type	04 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	2,072	100	2,072	215,163
FGR	610	55	336	34,891
FOP	49	30	15	1,558
FSP	136	40	54	5,607
TOTALS	2,867		2,477	257,220

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,477	119.8560	108.17	267,937	2012	2013	0	0	4.00	96.00	
1 SINGLE FAM - 100% - 2023 Heated Area: 2072 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			257,220
TOTAL MARKET OB/XF VALUE			6,145
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			313,365
SOH/AGL Deduction			0
ASSESSED VALUE			313,365
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			263,365
TOTAL JUST VALUE			313,365
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428305	ADDITION	1,100	02/01/2014
B1327623	CO ISSUED	0	01/10/2014
B1327623	NEW CONSTR	252,181	08/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0097	12/12/2022	FJ U	I	I	11	0
GRANTOR: CARTER LAWRENCE C EST						
GRANTEE: SUTHERLAND ROSEMARY						
2133/1912	7/17/2017	WD Q	I	I	02	233,000
GRANTOR: PROCTOR STERLING L &						
GRANTEE: CARTER LAWRENCE C						

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			783.00	100	2013	2013	3	95	3,868	
2	0855	CONC PAVER	0	100	0	0			230.00	100	2019	2019	3	99	2,277	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2013] W17 FSP=[YR=2014] N8 W17 S8 E17 \$ W23 S45	
FGR=[YR=2013] W10 S19 E10 S2 E20 N3 FOP=[YR=2013] E7 N7 W7	
S7 \$ N18 W20 \$ E20 S11 E7 S4 E13 N60 \$ .	

LAND DESCRIPTION																								
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	50,000.00	50,000.00	50,000							