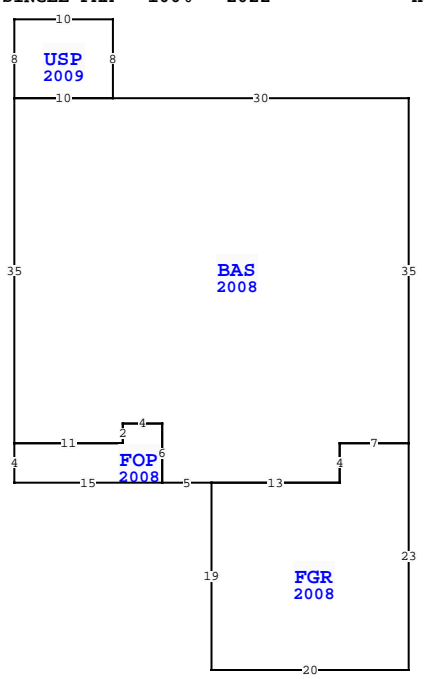


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	1,464 100 1,464 150,846
FGR	408 55 224 23,080
FOP	68 30 20 2,061
USP	80 30 24 2,473
TOTALS	2,020 1,732 178,460

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%	- 2022		Heated Area: 1464					HX Base Yr 2022	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			178,460
TOTAL MARKET OB/XF VALUE			5,880
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			234,340
SOH/AGL Deduction			26,838
ASSESSED VALUE			207,502
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			157,502
TOTAL JUST VALUE			234,340
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			201,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22770	XFOB	6,336	08/01/2009
C21872	CO ISSUED	0	01/13/2009
E21289	NEW CONSTR	2,000	10/01/2008
M14188	H/AC	0	10/01/2008
R11538	REPAIR/RRF	4,051	09/01/2008
B21872	NEW CONSTR	135,102	09/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/1391	2/23/2021	WD Q	Q	I	02	225,000
GRANTOR: WATKINS MIKAYLA PACE						
GRANTEE: MCCARTHY COLE E						
2199/0022	4/20/2018	WD Q	Q	I	01	193,000
GRANTOR: WOODY GERALD H						
GRANTEE: WATKINS MIKAYLA PAC						

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			468.00	SF	6.50	6.50	100	2008	2008	3	90	2,738	
2	0810	CONCRETE A	0	100	0	0			94.00	SF	6.50	6.50	100	2008	2008	3	90	550	
3	0940	SHEDS/PORT	0	100	12	16			192.00	SF	30.00	30.00	100	2009	2009	3	45	2,592	

LAND DESCRIPTION												TOTAL OB/XF				5,880								
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				0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2008] W30 USP=[YR=2009] N8 W10 S8 E10\$ W10 S35 FOP=[YR=2008] S4 E15 N6 W4 S2 W11\$ E11 N2 E4 S6 E5 FGR=[YR=2008] S19 E20 N23 W7 S4 W13\$ E13 N4 E7 N35\$.