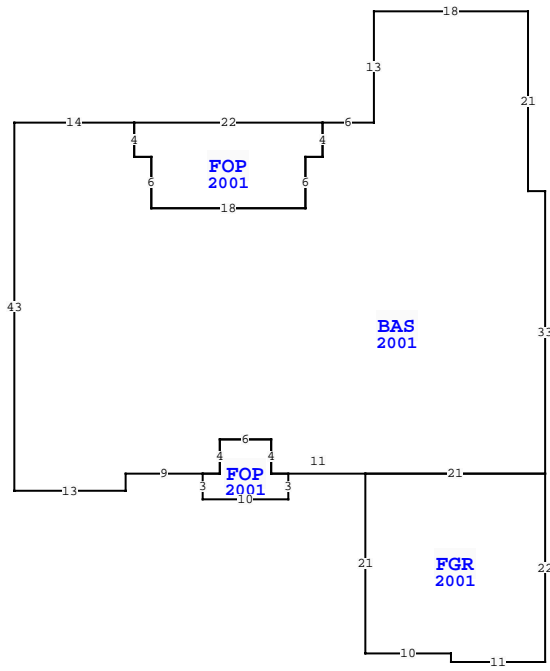




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,566	100	2,566
FGR	452	55	249
FOP	54	30	16
FOP	196	30	59
TOTALS	3,268		2,890
			452,486

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2021								
Heated Area: 2566						HX Base Yr 2021					



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		452,486
TOTAL MARKET OB/XF VALUE		123,971
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		826,457
SOH/AGL Deduction		321,023
ASSESSED VALUE		505,434
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		455,434
TOTAL JUST VALUE		826,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		637,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007414	MTL GAR	13,537	06/08/2021
E017821	NEW CONSTR	600	03/01/2001
B0107939	SWIM POOL	1,500	02/01/2001
BL07466	NEW CONSTR	17,600	08/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/1892	11/16/2020	WD	Q	I	01	765,000
GRANTOR: HALL RONALD D & REBEC						
GRANTEE: CLAYTON ROBERT & BE						
0679/1900	4/29/1993	WD	Q	I		55,000
GRANTOR: ACOSTA JESSE ETAL						
GRANTEE: HALL RONALD & R D						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0300	BOAT DCK W	0	100	20	9	180.00	SF	40.00	40.00	100
3	0300	BOAT DCK W	0	100	7	6	42.00	SF	40.00	40.00	100
4	0921	CWALL-CC P	0	100	0	0	110.00	LF	660.00	660.00	100
5	0920	CWALL-WD/M	0	100	0	0	28.00	LF	390.00	390.00	100
6	0812	CONCRETE C	0	100	0	0	3,098.00	SF	4.00	4.00	100
7	0845	KOOL DECK	0	100	0	0	1,236.00	SF	7.25	7.25	100
8	0861	POOL GUNIT	0	100	0	0	354.00	SF	85.00	85.00	100
10	0317	DCK PLNG W	0	100	0	0	7.00	UT	1,000.00	1,000.00	100
11	0300	BOAT DCK W	0	100	40	30	1,200.00	SF	40.00	40.00	100
12	0300	BOAT DCK W	0	100	29	10	290.00	SF	40.00	40.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
TOTAL OB/XF VALUE: 107,821											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2001] W2 N21 W18 S13 W6 FOP=[YR=2001] W22 S4 E2 S6 E18 N6 E2 N4 \$ S4 W2 S6 W18 N6 W2 N4 W14 S43 E13 N2 E9 FOP=[YR=2001] S3 E10 N3 W2 N4 W6 S4 W2 \$ E2 N4 E6 S4 E11 FGR=[YR=2001] S21 E10 S1 E11 N22 W21 \$ E21 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	000130	C	SFR WATER	100		RS-1	100.00	170.00	100.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	250,000							

