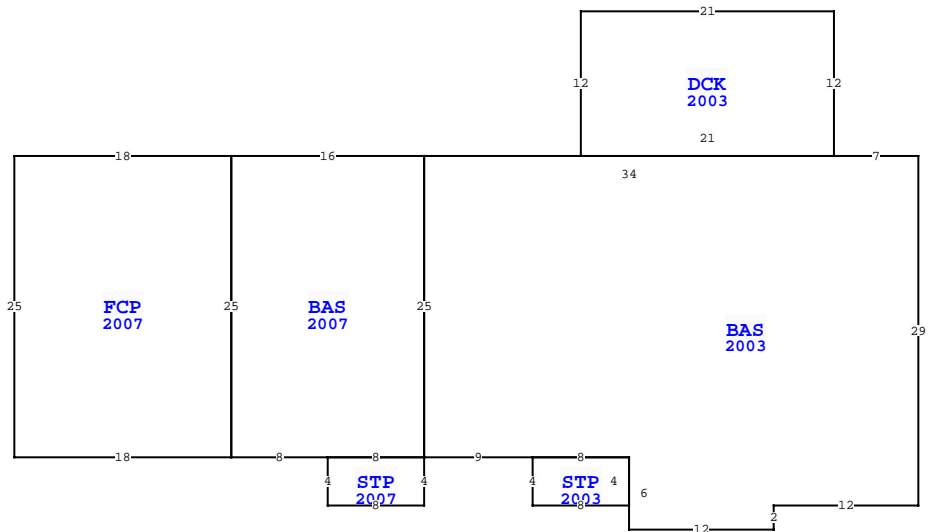




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,145	100	1,145
BAS	400	100	400
DCK	252	10	25
FCP	450	25	112
STP	32	10	3
STP	32	10	3
TOTALS	2,311		1,688

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	01	1,688	117.7000	88.28	149,017	2003	2006	0	0	7.50	92.50
1 SFR MODULR - 100% - 2004 Heated Area: 1545 HX Base Yr 2004											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		137,841
TOTAL MARKET OB/XF VALUE		1,289
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		199,130
SOH/AGL Deduction		97,015
ASSESSED VALUE		102,115
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		2,115
TOTAL JUST VALUE		199,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2000388	REMODEL	23,500	01/01/2020
B17732	ADDITION	47,260	06/01/2006
M0611652	H/AC	500	06/01/2006
R09282	REPAIR/RRF	2,000	05/01/2006
B0210494	FOUNDATION	6,000	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1215	4/04/2023	LE	U	I	11	100
GRANTOR: KINNEY WILLIAM COPP						
GRANTEE: KINNEY SCOT M						
1068/1482	7/16/2002	QC	U	V	01	100
GRANTOR: KINNEY WM C & MOLLY B						
GRANTEE: KINNEY WILLIAM COPP						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	236.00	SF	6.50	6.50	100	2003

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			06/20/2023		

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2003] W7 DCK=[YR=2003] N12 W21 S12 E21\$ W34											
BAS=[YR=2007] W16 FCP=[YR=2007] W18 S25 E18 N25\$ S25 E8											
STP=[YR=2007] S4 E8 N4 W8\$ E8 N25\$ S25 E9 STP=[YR=2003] S4 E8											
N4 W8\$ E8 S6 E12 N2 E12 N29\$.											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100			0.00	0.00	0.50	AC		1.00	1.00	1.50	80,000.00	120,000.00	60,000							