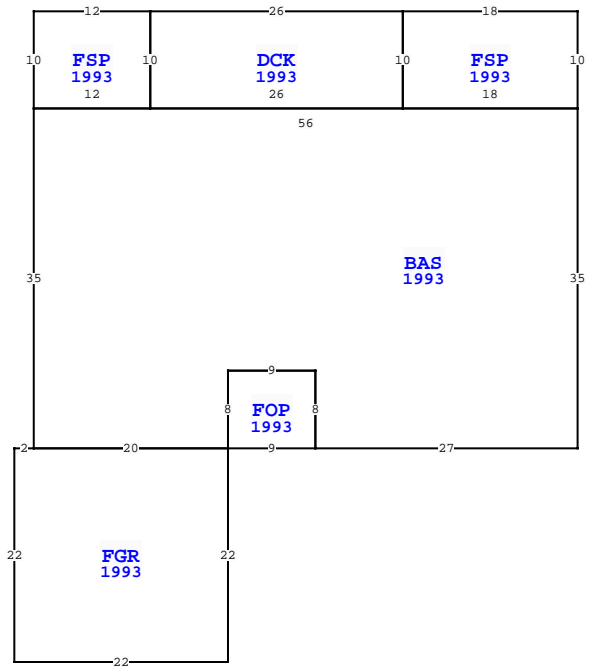


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD4 Adjustme	30	.	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,888	100	1,888
DCK	260	10	26
FGR	484	55	266
FOP	72	30	22
FSP	120	40	48
FSP	180	40	72
TOTALS	3,004		2,322
			361,809

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,322	140.3360	166.65	386,961	1988	2008	0	0	6.50	93.50
1 SNGL FAM - 0% - 2023 Heated Area: 1888 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			361,809
TOTAL MARKET OB/XF VALUE			22,234
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			554,043
SOH/AGL Deduction			0
ASSESSED VALUE			554,043
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			554,043
TOTAL JUST VALUE			554,043
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			462,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800805	REPAIR/RRF	12,498	01/01/2018
ML703889	H/AC	0	05/02/2017
2477	H/AC	2,500	03/01/1988
2924	NEW CONSTR	2,500	02/24/1988
4755	NEW CONSTR	2,000	01/20/1988
4597	NEW CONSTR	102,600	01/14/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD	RSN	SALE PRICE
2543/0698	3/02/2022	WD Q	I 01		640,000
GRANTOR: FOX SAWYER R					
GRANTEE: ROGERS CHARLES MACK					
2329/1346	12/31/2019	WD Q	I 01		360,000
GRANTOR: MCKINNON BOBBY E & BE					
GRANTEE: FOX SAWYER R					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	0	16	20	320.00	SF	6.50	6.50	100
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100
3	0300	BOAT DCK W	0	0	0	0	860.00	SF	40.00	40.00	100
4	0812	CONCRETE C	0	0	0	0	1,403.00	SF	4.00	4.00	100
5	0311	WD GANG WY	0	0	0	0	18.00	SF	45.00	45.00	100
6	0303	FLT DOCK W	0	0	18	8	144.00	SF	26.00	26.00	100
7	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100
8	0350	CARPORT WD	0	0	13	10	130.00	SF	13.00	13.00	100
9	0350	CARPORT WD	0	0	18	10	180.00	SF	13.00	13.00	100
10	0855	CONC PAVER	0	0	0	0	350.00	SF	10.00	10.00	100

TOTAL OB/XF											
22,234											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	SFR CANAL	0		RS-1	0.00	0.00	1.00	LT	

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/16/2023 MLU											

BUILDING DIMENSIONS											
FSP=[YR=1993] W18 DCK=[YR=1993] W26 FSP=[YR=1993] W12 S10											
BAS=[YR=1993] S35 FGR=[YR=1993] W2 S22 E22 N22 W20\$ E20											
FOP=[YR=1993] E9 N8 W9 S8 \$ N8 E9 S8 E27 N35 W56 \$ E12 N10 \$											
S10 E26 N10 \$ S10 E18 N10 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	SFR CANAL	0		RS-1	0.00	0.00	1.00	LT	