



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|----------------------|
| ELEMENT | CD | | |
| Exterior Wall | 07 | ASB SHNGLE 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 03 | COMP SHNGL 100 | |
| Interior Wall | 03 | PLASTER 70 | |
| Interior Wall | 05 | DRYWALL 30 | |
| Interior Floor | 09 | PINE WOOD 100 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 3 100 | |
| Bathrooms | | 1 100 | |
| Frame | 02 | WOOD FRAME 100 | |
| Stories | 1. | 1. 100 | |
| Units | | 0 100 | |
| Occupancy | 00 | NONE 100 | |
| Quality | 03 | Quality Level 03 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4031.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | SUBAREA MARKET VALUE |
| BAS | 1,064 | 100 | 64,337 |
| FOP | 140 | 30 | 2,540 |
| SFB | 112 | 80 | 5,442 |
| STP | 24 | 10 | 121 |
| UGR | 280 | 45 | 7,619 |
| TOTALS | 1,620 | | 80,059 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,324 | 93.7040 | 84.57 | 111,971 | 1946 | 1980 | | 0 | 28.50 | 71.50 |

1 SINGLE FAM - 100% - 2011 Heated Area: 1154 HX Base Yr 2011

| NASSAU COUNTY PROPERTY | | PAGE 1 of 2 |
|---------------------------|-----------|-------------|
| VALUATION SUMMARY | | |
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 97,727 |
| TOTAL MARKET OB/XF VALUE | | 2,400 |
| TOTAL LAND VALUE - MARKET | | 82,400 |
| TOTAL MARKET VALUE | | 182,527 |
| SOH/AGL Deduction | | 82,895 |
| ASSESSED VALUE | | 99,632 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 49,632 |
| TOTAL JUST VALUE | | 182,527 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 152,143 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| B1701342 | GARAGE | 37,489 | 03/01/2017 |
| M10030 | MECH OTHER | 0 | 07/01/2005 |
| E0515051 | ELEC OTHER | 0 | 05/01/2005 |
| 9098 | MH MOVE-ON | 22,000 | 11/05/1992 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1726/1610 | 2/25/2011 | QC | U | I | 11 | 100 |

GRANTOR: WILLIAMS BRENT C & BR
GRANTEE: WILLIAMS BRENT CHAN

| 1701/0225 | 9/16/2010 | WD | U | I | 11 | 60,900 |
|---------------------------------------------------------------|-----------|----|---|---|----|--------|
| GRANTOR: FEDERAL HOME LOAN MOR GRANTEE: WILLIAMS BRAD ALAN | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 06/20/2023 | MLU |

| BUILDING NOTES | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BUILDING DIMENSIONS | |
| BAS=[YR=1993] W42 S28 E16 STP=[YR=1993] S4 E6 N4 W6\$ E18 SFB=[YR=1993] E8 FOP=[YR=1993] E10 UGR=[YR=1993] S3 E14 N20 W14 S17\$ N14 W10 S14\$ N14 W8 S14\$ N14 E8 N14\$. | |

| 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 |
| 3 | 1242 | WD DECK A | 0 100 | 10 | 4 | 40.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 27 | 108 | |
| 4 | 1242 | WD DECK A | 0 100 | 8 | 5 | 40.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 27 | 108 | |
| 5 | 0810 | CONCRETE A | 0 100 | 0 | 0 | 420.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 2,184 | |

| 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 | 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 | | OR | 113.00 | 400.00 | 1.03 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 82,400 | | | | | | | |

