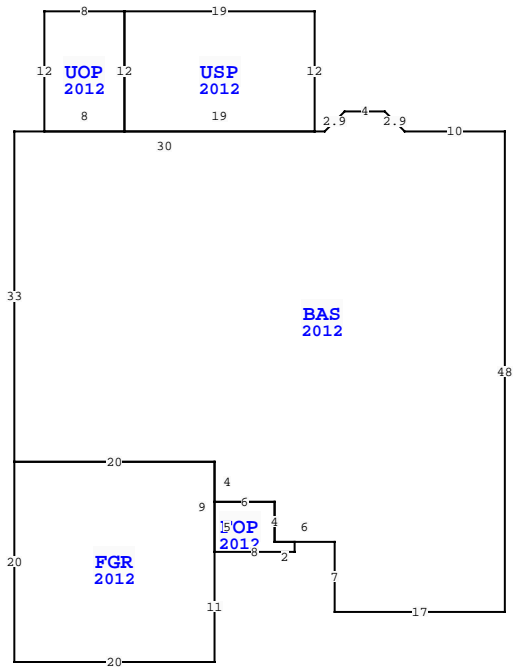


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,956	100	1,956
FGR	400	55	220
FOP	32	30	10
UOP	96	20	19
USP	228	30	68
TOTALS	2,712		2,273
			269,144

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,273	107.8000	128.01	290,967	2012	2012	0	0	0	7.50	92.50
1 SNGL FAM - 100% - 2020 Heated Area: 1956 HX Base Yr 2020												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			269,144
TOTAL MARKET OB/XF VALUE			51,047
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			380,191
SOH/AGL Deduction			131,636
ASSESSED VALUE			248,555
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			198,555
TOTAL JUST VALUE			380,191
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531054	SWIM POOL	30,375	09/01/2015
B25833	CO ISSUED	0	05/17/2012
M17027	H/AC	0	04/01/2012
E24868	NEW CONSTR	0	03/01/2012
P15795	NEW CONSTR	0	03/01/2012
B25833	NEW CONSTR	206,371	03/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2318/0214	11/08/2019	WD	Q	I	01	315,000
GRANTOR: MOORE WALTER & SUZANN						
GRANTEE: BEARDEN CARL L & KA						
2252/1384	1/25/2019	WD	U	I	11	100
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

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	0811	CONCRETE B	0	100	0	0			1,416.00	SF	5.20	2012	2012	3	94	6,921	
2	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00	2012	2012	3	96	1,920	
3	0861	POOL GUNIT	0	100	0	0			392.00	SF	85.00	2015	2015	3	81	26,989	
4	0855	CONC PAVER	0	100	0	0			627.00	SF	10.00	2015	2015	3	96	6,019	
5	0462	ST/AL FNC	0	100	0	0			480.00	SF	10.00	2015	2015	3	81	3,888	
6	0810	CONCRETE A	0	100	0	0			851.00	SF	6.50	2015	2015	3	96	5,310	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

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	000134	C	SFR POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								

BUILDING DIMENSIONS	
BAS=[YR=2012] W10 U2 L2 W4 D2 L2 W1 USP=[YR=2012] N12 W19 UOP=[YR=2012] W8 S12 E8 N12\$ S12 E19\$ W30 S33 FGR=[YR=2012] S20 E20 N11 FOP=[YR=2012] E8 N1 W2 N4 W6 S5\$ N9 W20\$ E20 S4 E6 S4E6 S7 E17 N48\$.	