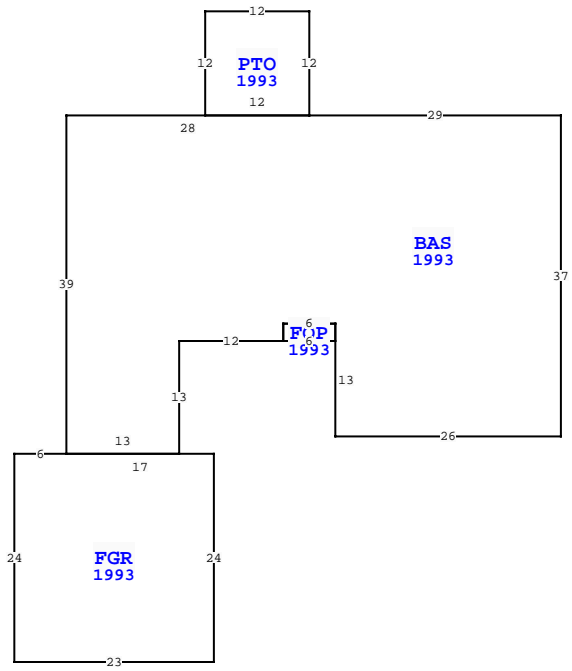


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK 90	
Exterior Wall	05	AVERAGE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	06	DIST 1D 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,925	100	1,925
FGR	552	55	304
FOP	12	30	4
PTO	144	5	7
TOTALS	2,633		2,240
			227,977

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,240	108.4860	128.83	288,579	1988	1993	0	0	21.00	79.00		
1 SNGL FAM - 100% - 2013 Heated Area: 1925 HX Base Yr 2013													



NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE			227,977		
TOTAL MARKET OB/XF VALUE			7,148		
TOTAL LAND VALUE - MARKET			50,000		
TOTAL MARKET VALUE			285,125		
SOH/AGL Deduction			148,285		
ASSESSED VALUE			136,840		
TOTAL EXEMPTION VALUE			55,000		
BASE TAXABLE VALUE			81,840		
TOTAL JUST VALUE			285,125		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			227,320		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2759	H/AC	3,150	10/11/1988
3208	NEW CONSTR	0	09/26/1988
5384	NEW CONSTR	2,000	09/22/1988
5154	NEW CONSTR	72,050	09/09/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/0342	6/30/2020	FJ U	I	I	11	0
GRANTOR: GINN SHERRI A EST						
GRANTEE: GINN DARNELL						
1959/1872	1/28/2015	QC U	I	I	11	100
GRANTOR: GINN DARNELL						
GRANTEE: GINN DARNELL						

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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	1990	1990	3	62	4,838	
2	0500	FP-PRE FAB	0	100	0	0		3,500.00	3,500.00	100	1988	1988	3	66	2,310	
TOTALS														7,148		

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	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							