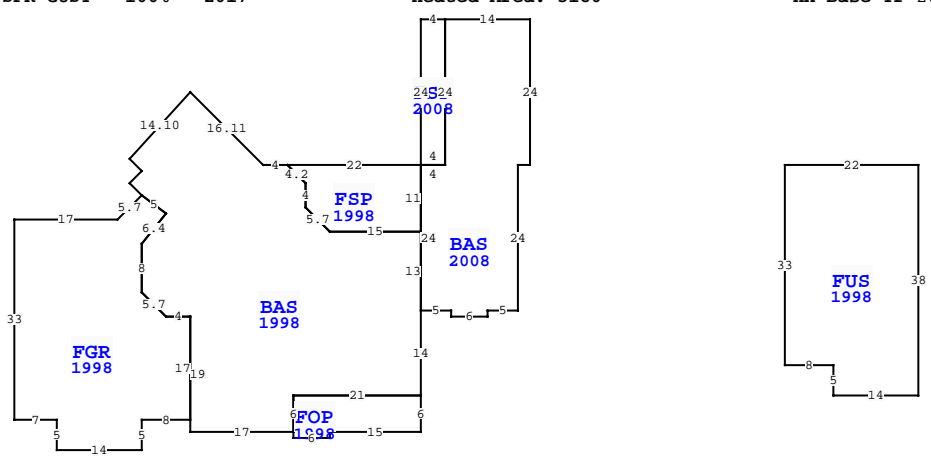


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR CUST	- 100%	- 2017									Heated Area: 3180	HX Base Yr 2017



NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		537,892			
TOTAL MARKET OB/XF VALUE		45,941			
TOTAL LAND VALUE - MARKET		270,000			
TOTAL MARKET VALUE		853,833			
SOH/AGL Deduction		259,914			
ASSESSED VALUE		593,919			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		543,919			
TOTAL JUST VALUE		853,833			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		693,304			

Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4024.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1,658	231,523
BAS	726	100	726	101,378
FGR	931	55	512	71,496
FOP	132	30	40	5,586
FSP	206	40	82	11,450
FSP	96	40	38	5,307
FUS	796	100	796	111,153
TOTALS	4,545		3,852	537,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20235	ELEC OTHER	3,500	11/01/2007
M13431	MECH OTHER	0	11/01/2007
B20255	ADDITION	98,000	07/01/2007
974237	NEW CONSTR	160,000	10/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/0111	7/12/2017	WD	U	V	11	100

GRANTOR: ROGERS THERON L						
GRANTEE: ROGERS THERON L & T						
2051/0570	6/07/2016	WD	Q	I	02	724,000
GRANTOR: SATTERFIELD SUSAN C R						
GRANTEE: ROGERS THERON L & T						

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
					06/07/2023

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	5,810	
3	0812	CONCRETE C	0	100	0	0	1,358.00	SF	4.00	4.00	100	1998	1998	3	77	4,183	
5	0462	ST/AL FNC	0	100	216	0	864.00	SF	10.00	10.00	100	2004	2004	3	40	3,456	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	66	396	
7	0911	SCRN RM A	0	100	0	0	840.00	SF	17.50	17.50	100	2004	2004	3	24	3,528	
8	0861	POOL GUNIT	0	100	23	12	276.00	SF	85.00	85.00	100	2004	2004	3	40	9,384	
9	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	240	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	24	480	
11	0845	KOOL DECK	0	100	0	0	554.00	SF	7.25	7.25	100	2004	2004	3	86	3,454	
12	0858	SCULP CONC	0	100	0	0	381.00	SF	13.00	13.00	100	2004	2004	3	96	4,755	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							
2	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							
2	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

