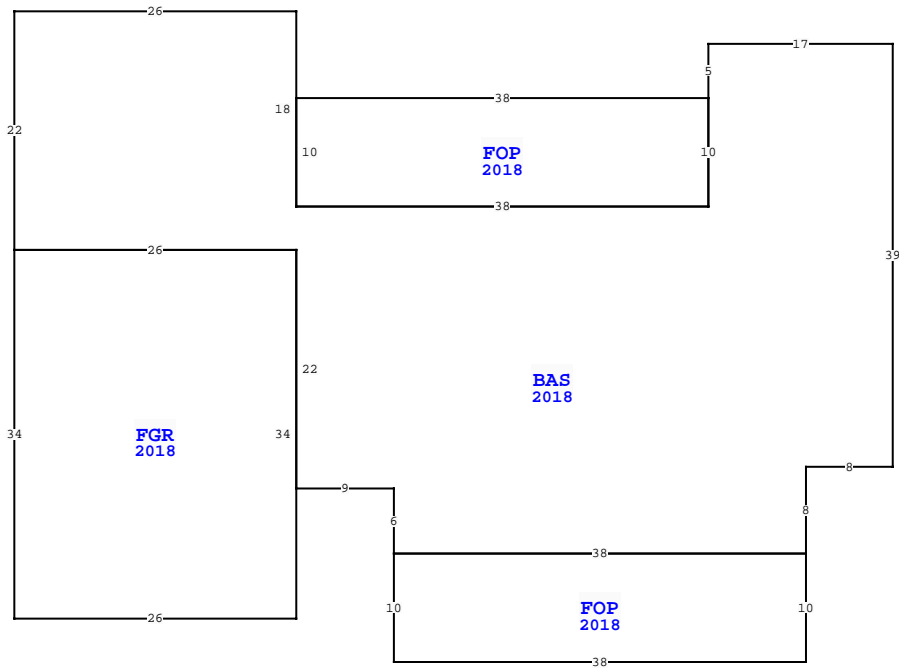




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,469	100	2,469
FGR	884	55	486
FOP	380	30	114
FOP	380	30	114
TOTALS	4,113		3,183

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2022								
				Heated Area: 2469							
					HX Base Yr 2022						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		363,887	
TOTAL MARKET OB/XF VALUE		7,608	
TOTAL LAND VALUE - MARKET		316,000	
TOTAL MARKET VALUE		391,670	
SOH/AGL Deduction		81,604	
ASSESSED VALUE		310,066	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		260,066	
TOTAL JUST VALUE		687,495	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,448	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004243	CO ISSUED	0	07/18/2018
17004243	NEW CONSTR	332,158	09/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0074	12/22/2021	QC	U	I	11	100
GRANTOR: THOMAS KENTON						
GRANTEE: THOMAS KENTON & COU						
1895/0139	12/20/2013	TD	U	V	30	50,000
GRANTOR: THOMAS WAYNE R TRUSTE						
GRANTEE: THOMAS KENTON						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	1,305.00	SF	5.20	5.20	100	2018
2	1127	BRICK 8"	0	100	0	88.00	SF	11.00	11.00	100	2018

TOTAL OB/XF												7,608			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	Q	% COND	OB/XF MKT VALUE	NOTES						
03/03/2023			NW	05/19/2023				6,650		MLU					

BUILDING NOTES											
BAS=[YR=2018] W17 S5 FOP=[YR=2018] W38 S10 E38 N10 S10 W38 N18 W26 S22 FGR=[YR=2018] S34 E26 N34 W26 S22 E9 S6 FOP=[YR=2018] S10 E38 N10 W38 S E38 N8 E8 N39 S.											

BUILDING DIMENSIONS											
BAS=[YR=2018] W17 S5 FOP=[YR=2018] W38 S10 E38 N10 S10 W38 N18 W26 S22 FGR=[YR=2018] S34 E26 N34 W26 S22 E9 S6 FOP=[YR=2018] S10 E38 N10 W38 S E38 N8 E8 N39 S.											

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	005010	A	SVCE ACRGE	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
2	005902	A	HARDWOOD SI	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	175.00	175.00	700							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	34.50	AC		1.00	1.00	1.00	550.00	550.00	18,975							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	39.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	316,000							