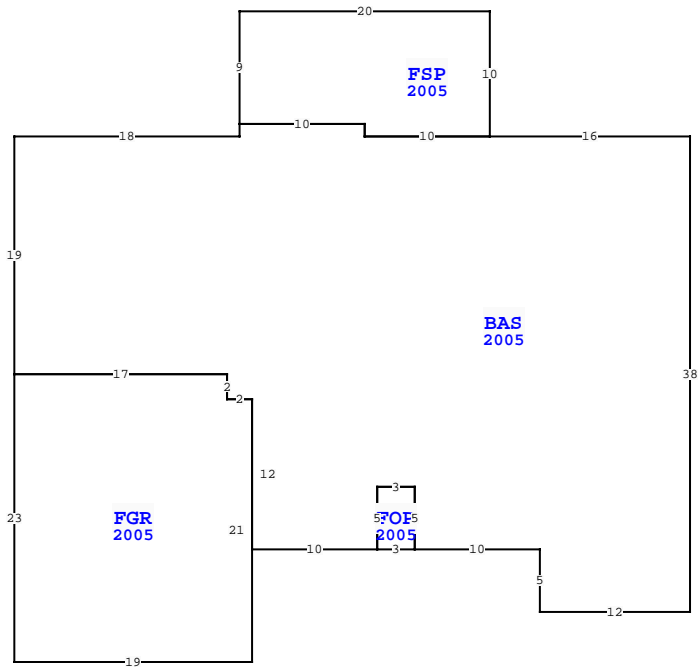


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	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	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4039.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,575	100	1,575
FGR	433	55	238
FOP	15	30	4
FSP	190	40	76
TOTALS	2,213		1,893
			187,426

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,893	117.3942	105.95	200,563	2005	2010	0	0	6.55	93.45
1 SINGLE FAM - 100% - 0 Heated Area: 1575 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
Tax Group: 4	STANDARD		
BUILDING MARKET VALUE	187,426		
TOTAL MARKET OB/XF VALUE	4,044		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	271,470		
SOH/AGL Deduction	115,131		
ASSESSED VALUE	156,339		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	106,339		
TOTAL JUST VALUE	271,470		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	207,571		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412799	NEW CONSTR	116,947	05/01/2004
P0408023	SWIM POOL	0	05/01/2004
R046153	REPAIR/RRF	1,500	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1103	2/01/2023	WD Q	Q	I	01	391,000
GRANTOR: BOYD RICHARD L & ANGE						
GRANTEE: CLARK CAEDEN & HANN						
1925/0367	6/30/2014	WD Q	Q	I	01	151,900
GRANTOR: WADE JACKSON E III &						
GRANTEE: BOYD RICHARD L & AN						

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	894.00	SF	5.20	5.20	100	2005	2005	3	87	4,044	

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
INC DATE	
AG DATE	

BUILDING DIMENSIONS	
BAS=[YR=2005] W16 FSP=[YR=2005] N10 W20 S9 E10 S1 E10\$ W10 N1 W10 S1 W18 S19 FGR=[YR=2005] S23 E19 N21 W2 N2 W17\$ E17 S2 E2 S12 E10 POP=[YR=2005] E3 N5 W3 S5\$ N5 E3 S5 E10 S5 E12 N38\$.	

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							