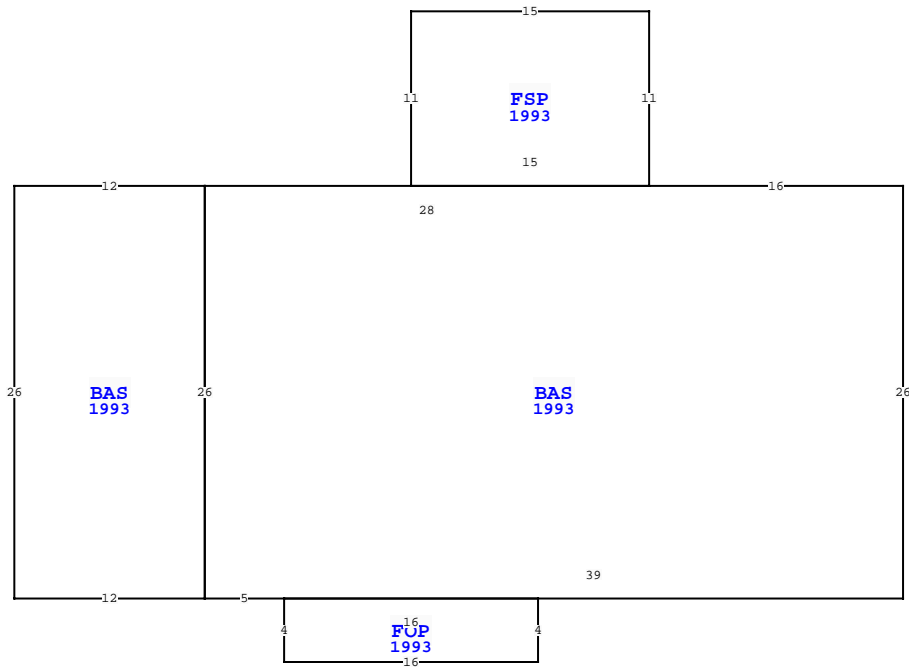


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	12	CEDAR 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	05	DIST 1A 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	312	100	42,261
BAS	1,144	100	154,958
FOP	64	30	2,574
FSP	165	40	8,940
TOTALS	1,685		208,734

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,541	128.0916	160.11	246,730	1986	1991	0	0	15.40	84.60
1 SNGL FAM - 100% - 2008 Heated Area: 1456 HX Base Yr 2008											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			208,734
TOTAL MARKET OB/XF VALUE			3,800
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			362,534
SOH/AGL Deduction			222,313
ASSESSED VALUE			140,221
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			90,221
TOTAL JUST VALUE			362,534
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20213074	REPAIR/RRF	0	03/01/2021
5387	XFOB	1,700	12/16/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/1740	12/14/2017	QC	U	I	11	100
GRANTOR: BRIDGES WALTER B JR						
GRANTEE: BRIDGES WALTER B JR						
1498/1963	5/14/2007	WD	U	I	01	100
GRANTOR: BRIDGES JOHN JOSEPH L						
GRANTEE: BRIDGES WALTER B JR						

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	5	4	9.00	SF	5.20	5.20	100	1986	1986	3	49.5	23	
2	0811	CONCRETE B	0	100	80	10	800.00	SF	5.20	5.20	100	1986	1986	3	49.5	2,059	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1989	1989	3	20	600	
4	0820	WOOD WALK	0	100	0	0	192.00	SF	11.75	11.75	100	1990	1990	3	40	902	
5	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00	30.00	100	1990	1990	3	20	216	
TOTALS															3,800		

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							