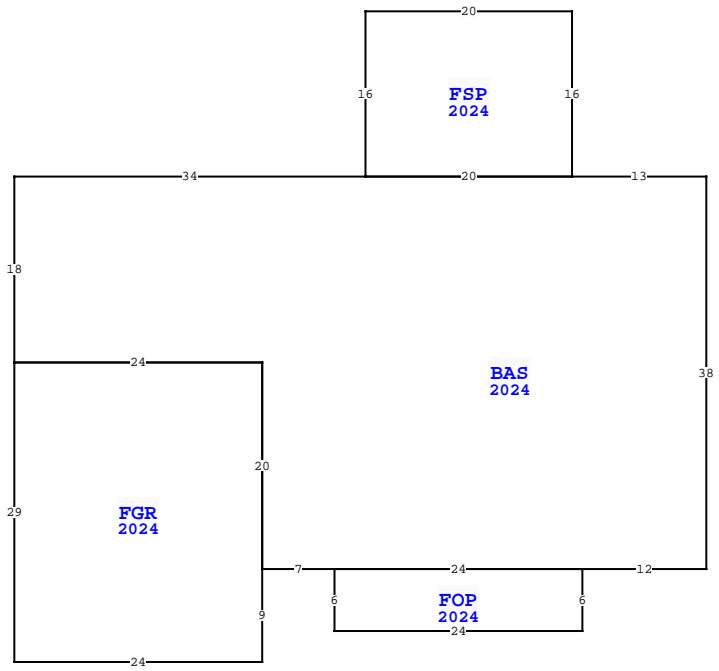


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,066	100	2,066
FGR	696	55	383
FOP	144	30	43
FSP	320	40	128
TOTALS	3,226		2,620
			431,619

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%	- 2024								
Heated Area: 2066						HX Base Yr 2024					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		431,619	
TOTAL MARKET OB/XF VALUE		10,632	
TOTAL LAND VALUE - MARKET		397,716	
TOTAL MARKET VALUE		839,967	
SOH/AGL Deduction		0	
ASSESSED VALUE		839,967	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		789,967	
TOTAL JUST VALUE		839,967	
NCON VALUE		442,251	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		397,716	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014942		63,676	11/20/2023
22008183	CO		09/01/2023
22008183	NEW CONSTR	339,356	05/25/2022
B0006895	NEW CONSTR	116,466	04/17/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2439/1936	3/05/2021	WD	Q	V	01	272,500

BUILDING NOTES						
GRANTOR: PELICAN PROPERTIES & GRANTEE: MOODY JAMES M & MAR						
2169/0024	1/08/2018	MS	U	I	11	100
GRANTOR: PELICAN PROPERTIES & GRANTEE: PELICAN PROPERTIES						

BUILDING DIMENSIONS						
BAS=[YR=2024;ORIG=10,10] E34 E20 E13 S38 W12 W24 W7 N20 W24 N18 \$						
FSP=[YR=2024;ORIG=44,10] E20 N16 W20 S16 \$						
FGR=[YR=2024;ORIG=34,28] W24 S29 E24 N9 N20 \$						
FOP=[YR=2024;ORIG=41,48] E24 S6 W24 N6 \$						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
2	0811	CONCRETE B	0	100	0	1,660.00	SF	5.20	5.20	100	2024	2023		100	8,632	

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	000116	C	SFR MARSH	100		RSF-2	0.00	0.00	1.59	AC		1.00	1.00	1.00	250,000.00	250,000.00	397,500							
2	009620	C	MARSH	100		RSF-2	0.00	0.00	2.16	AC		1.00	1.00	1.00	100.00	100.00	216							