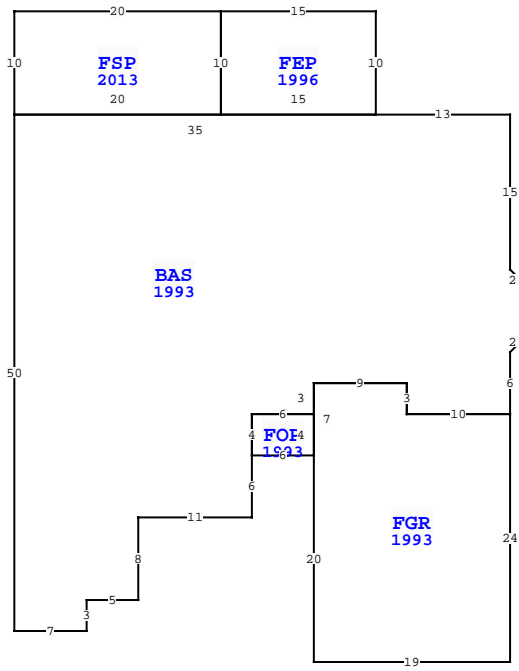


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,724	100	1,724
FEP	150	80	120
FGR	483	55	266
FOP	24	30	7
FSP	200	40	80
TOTALS	2,581		2,197
			317,330

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,197	129.8304	162.29	356,551	1989	2000	0	0	11.00	89.00
1 SNGL FAM - 0% - 2024 Heated Area: 1724 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			317,330
TOTAL MARKET OB/XF VALUE			11,472
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			478,802
SOH/AGL Deduction			0
ASSESSED VALUE			478,802
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			478,802
TOTAL JUST VALUE			478,802
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			430,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801398	WINDOWS	8,160	02/08/2018
9501805	REMODEL	3,060	04/01/1995
5834	NEW CONSTR	92,420	06/26/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/1295	5/01/2019	WD Q	Q	I	01	325,000
GRANTOR: BROWN STEPHEN M & JOH						
GRANTEE: CLARK MARTHA BAILEY						
1861/1407	6/12/2013	WD Q	Q	I	02	210,000
GRANTOR: BAYLOR JACK P & URSUL						
GRANTEE: BROWN STEPHEN M & J						

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	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0810	CONCRETE A	0	0	61	16	SF	6.50	6.50	100	1989	1989	3	57	3,616	
3	0810	CONCRETE A	0	0	28	3	SF	2.60	2.60	100	1989	1989	3	57	124	
4	1242	WD DECK A	0	0	10	20	SF	4.00	4.00	100	1995	1995	3	20	160	
5	0810	CONCRETE A	0	0	0	0	SF	6.50	6.50	100	1998	1998	3	75	2,818	
6	0940	SHEDS/PORT	0	0	12	10	SF	30.00	30.00	100	2000	2000	3	20	720	
7	0940	SHEDS/PORT	0	0	8	8	SF	30.00	30.00	100	2000	2000	3	20	384	
8	0479	VF PICKET	0	0	0	0	LF	10.00	10.00	100	2000	2000	3	52	572	
9	0462	ST/AL FNC	0	0	30	4	SF	10.00	10.00	100	2011	2011	3	64	768	
TOTAL OB/XF															11,472	

LAND DESCRIPTION																								
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	0	0006	RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							