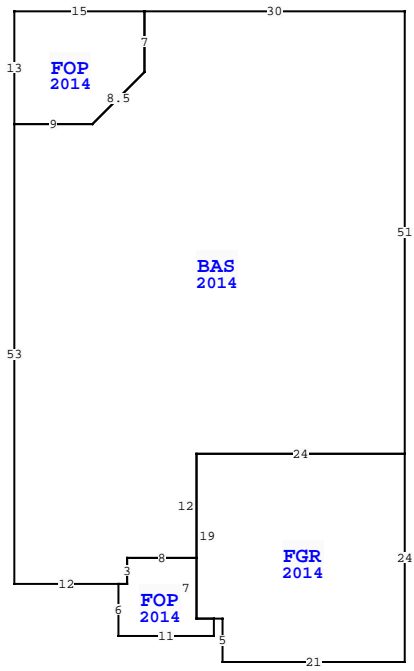


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1079.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,409	100	2,409
FGR	561	55	309
FOP	82	30	25
FOP	177	30	53
TOTALS	3,229		2,796

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%	- 2020							
Heated Area: 2409					HX Base Yr 2020						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			498,256
TOTAL MARKET OB/XF VALUE			4,296
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			652,552
SOH/AGL Deduction			237,467
ASSESSED VALUE			415,085
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			365,085
TOTAL JUST VALUE			652,552
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			620,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0259	SUNROOM		05/16/2024
20132790	NEW CONSTR	4,000	12/10/2013
20132318	NEW CONSTR	275,063	10/02/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2290/0196	7/15/2019	WD Q	Q	I	01	450,000
GRANTOR: CHAVIS JONATHAN W & T						
GRANTEE: KELLIHER STEPHEN J						
1986/0574	6/04/2015	WD Q	Q	I	01	335,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHAVIS JONATHAN W &						

EXTRA FEATURES															BLD DATE	LGL DATE	MLU	
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	INC DATE	AG DATE
1	0855	CONC PAVER	0	100	0	594.00	SF	7.00	7.00	100	2014	2014	3	95	3,950			
2	0855	CONC PAVER	0	100	0	52.00	SF	7.00	7.00	100	2014	2014	3	95	346			

BUILDING NOTES			

BUILDING DIMENSIONS														
BAS=[YR=2014] W30 FOP=[YR=2014] W15 S13 E9 U6 R6 N7\$ S7 D6 L6 W9 S53 E12 FOP=[YR=2014] S6 E11 N2 FGR=[YR=2014] E1 S5 E21 N24 W24 S19 E2\$ W2 N7 W8 S3 W1\$ E1 N3 E8 N12 E24 N51\$.														

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							