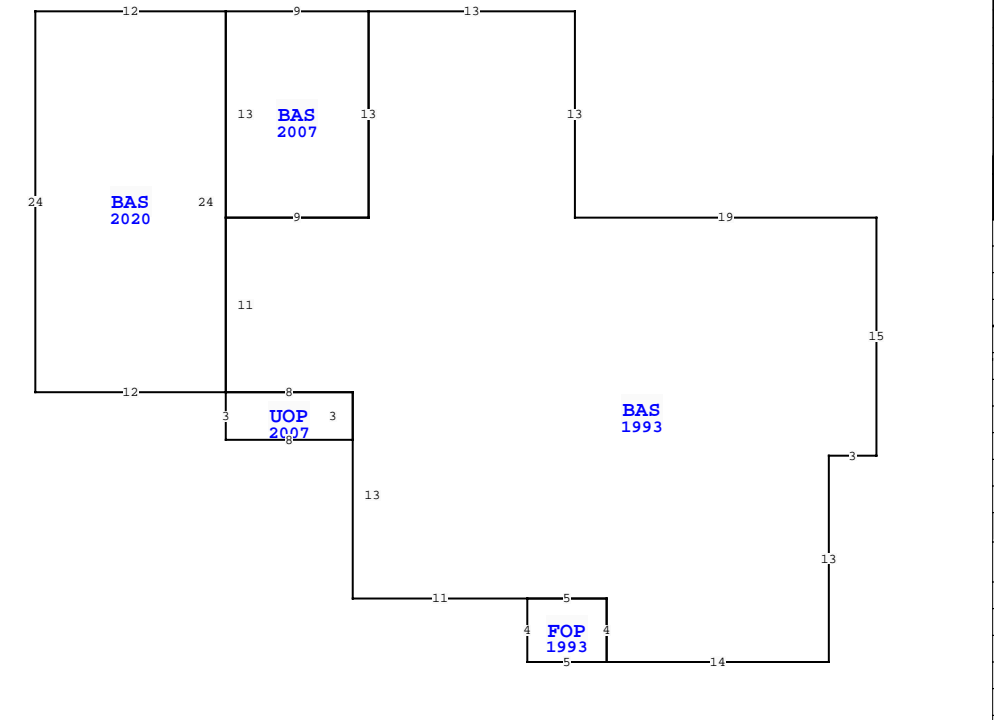


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 80
Exterior Wall	10 ABOVE AVG 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 50
Interior Wall	05 DRYWALL 50
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,494	112.9140	107.27	160,261	1950	1995		0	0	13.90	86.10

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			137,985
TOTAL MARKET OB/XF VALUE			12,127
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			375,112
SOH/AGL Deduction			248,997
ASSESSED VALUE			126,115
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			71,115
TOTAL JUST VALUE			375,112
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,880



MAP NUM	MKT AREA	01		
NEIGHBORHOOD/LOC	1007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,078	100	1,078	99,563
BAS	117	100	117	10,806
BAS	288	100	288	26,600
FOP	20	30	6	554
UOP	24	20	5	461
TOTALS	1,527		1,494	137,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190716	REMODEL	0	01/16/2020
20122436	REROOF ARCH SHING	3,750	12/04/2012
20060271	REMODEL	2,000	02/06/2006
20060216	XFOB	32,000	01/25/2006
20060197	REMODEL	1,500	01/24/2006
20053039	DEMOLITION	30,000	11/17/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0677/0020	3/16/1993	WD	U	I	01	38,000
GRANTOR: HIGGINBOTHAM WILLIAM						
GRANTEE: ADAMS KATHLEEN H						
0495/0399	8/01/1986	WD	U	I		45,000
GRANTOR:						
GRANTEE:						

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	0510	GARAGE WD-	0	100	20	25		38.50	38.50	100	2007	2007	3	48	9,240	
2	0810	CONCRETE A	0	100	20	17	SF	6.50	6.50	100	2007	2007	3	88	1,945	
3	1242	WD DECK A	0	100	16	19	SF	10.00	10.00	100	2007	2007	3	31	942	

LAND DESCRIPTION												TOTAL OB/XF				12,127								
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	0006	R-1	91.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W19 N13 W13 BAS=[YR=2007] W9 BAS=[YR=2020] W12 S24 E12 N24\$ S13 E9 N13\$ S13 W9 S11 UOP=[YR=2007] S3 E8 N3 W8\$ E8 S13 E11 FOP=[YR=1993] S4 E5 N4 W5\$ E5 S4 E14 N13 E3 N15\$.											

REVIEW DATE 04/06/2021 BY RK																								
Total Acres: 0.00					Total Land Value: 225,000					Market: 0					Agricultural: 0					Common: 225,000				