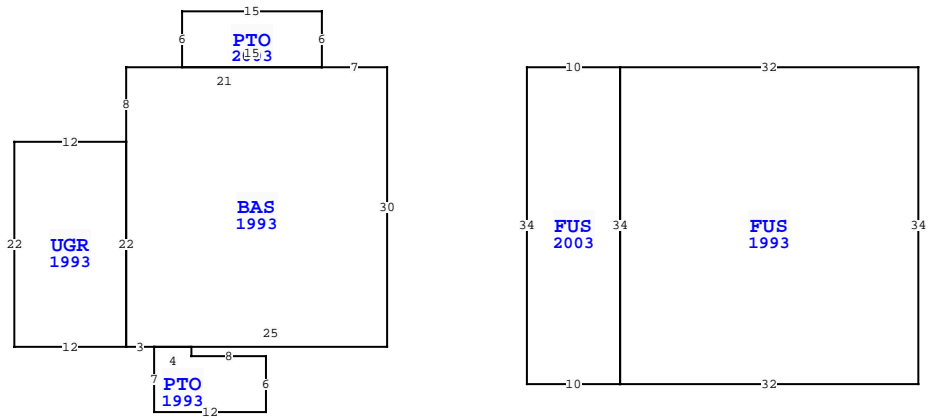


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 50			
Exterior Wall	19 COMMON BRK 50			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	11 CLAY TILE 80			
Interior Floor	14 CARPET 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	5 100			
Bathrooms	3 100			
Frame	02 WOOD FRAME 100			
Stories	2. 2. 100			
Units	0 100			
BUD8 Adjustme	02 DIST FB 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
DOR CODE	0800MULTI-FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1058.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	110,338
FUS	1,088	100	1,088	142,915
FUS	340	100	340	44,661
PTO	76	5	4	526
PTO	90	5	4	526
UGR	264	45	119	15,632
TOTALS	2,698		2,395	314,596

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	DUPLX	- 0%	- 0		372,303	1959	2000	0	0	15.50	84.50	Heated Area: 2268 HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			314,596
TOTAL MARKET OB/XF VALUE			6,960
TOTAL LAND VALUE - MARKET			336,000
TOTAL MARKET VALUE			657,556
SOH/AGL Deduction			56,181
ASSESSED VALUE			601,375
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			601,375
TOTAL JUST VALUE			657,556
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			546,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B032333	XFOB	4,000	01/13/2003
B021008	REMODEL	55,000	06/13/2002
6780	REMODEL	1,800	10/18/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/0969	6/28/2021	WD Q	Q	I	01	747,500
GRANTOR: GIBSON NORMAN GILBERT						
GRANTEE: PRYOR GERALD W II &						
1452/0844	10/16/2006	WD Q	Q	I		659,000
GRANTOR: RASHER DONALD C & JUD						
GRANTEE: GIBSON NORMAN GILBE						

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	0812	CONCRETE C	0	0	0	0	1,415.00	SF	4.00	4.00	100	2003	2003	3	83	4,698	
2	1242	WD DECK A	0	0	24	12	288.00	SF	12.50	12.50	100	1991	1991	3	20	720	
3	1242	WD DECK A	0	0	23	8	184.00	SF	12.50	12.50	100	2005	2005	3	24	552	
4	1242	WD DECK A	0	0	12	4	48.00	SF	10.00	10.00	100	1991	1991	3	20	96	
5	1076	TRELLIS A	0	0	8	8	64.00	SF	7.50	7.50	100	2005	2005	3	40	192	
6	0097	AWNING CN	0	0	0	0	22.00	SF	65.00	65.00	100	2005	2005	3	40	572	
7	1242	WD DECK A	0	0	0	0	54.00	SF	10.00	10.00	100	2005	2005	3	24	130	
<b>TOTAL OB/XF</b> 6,960																	

BLD DATE		10/03/2007	KK	LGL DATE	03/20/2024	MLU
XF DATE						
INC DATE						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W7 PTO=[YR=2003] N6 W15 S6 E15 S W21 S8	
UGR=[YR=1993] W12 S22 E12 N22 S S22 E3 PTO=[YR=1993] S7 E12	
N6 W8 N1 W4 S E25 N30 S PTR= E15 FUS=[YR=2003] E10	
FUS=[YR=1993] E32 S34 W32 N34 S S34 W10 N34 S W15 S .	

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	000800	C	MULTI-FAM	0		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.96	7,000.00	6,720.00	336,000							