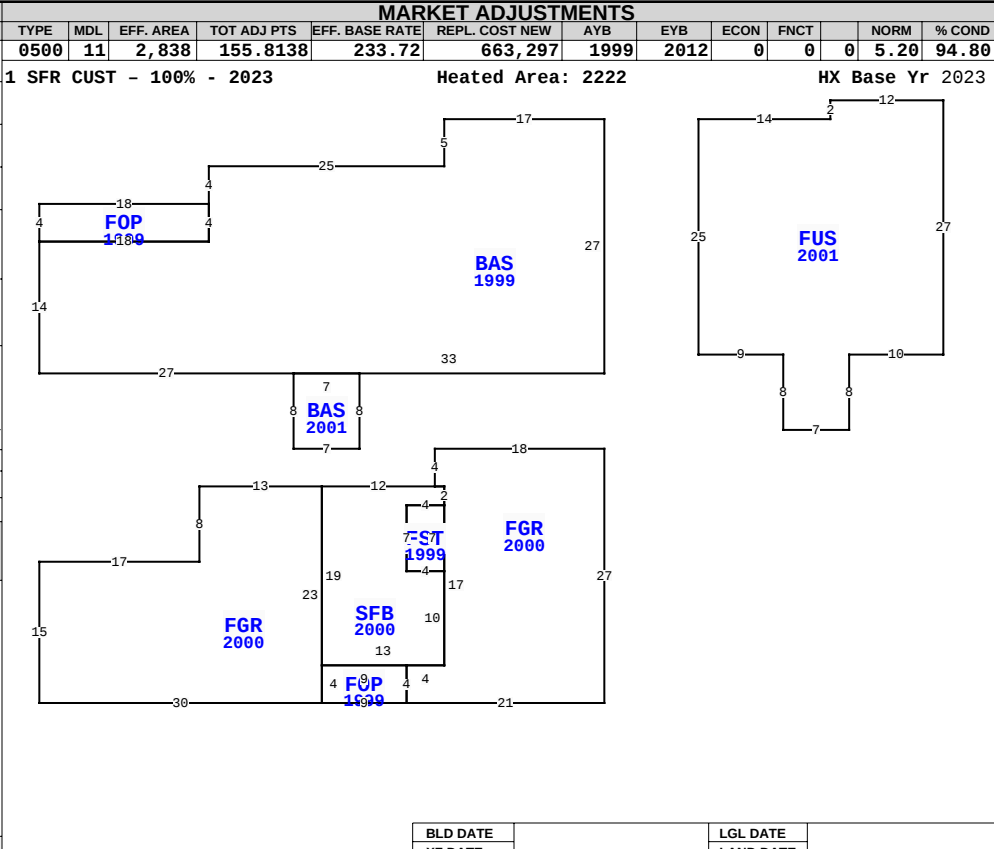




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 60
Exterior Wall	16 WD FR STUC 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	06 CUST PANEL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,261	100	1,261	279,396
BAS	56	100	56	12,407
FGR	479	55	263	58,272
FGR	554	55	305	67,578
FOP	36	30	11	2,437
FOP	72	30	22	4,875
FST	28	55	15	3,324
FUS	730	100	730	161,744
SFB	219	80	175	38,774
TOTALS	3,435		2,838	628,806



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		628,806	
TOTAL MARKET OB/XF VALUE		43,640	
TOTAL LAND VALUE - MARKET		1,600,000	
TOTAL MARKET VALUE		2,272,446	
SOH/AGL Deduction		166,588	
ASSESSED VALUE		2,105,858	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		2,055,858	
TOTAL JUST VALUE		2,272,446	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,044,522	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100709	H/AC	2,000	05/03/2010
20012574	H/AC	1,000	11/30/2001
20012083	NEW CONSTR	11,000	09/19/2001
2004411	XFOB	1,000	11/28/2000
991491	NEW CONSTR	45,000	11/03/1999
19991283	GARAGE	9,800	09/24/1999

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2599/0609	10/27/2022	WD Q I 01	2,400,000
GRANTOR: PORTER GLORIA R			
GRANTEE: MCGUIRE THOMAS J			
0802/0126	8/05/1997	WD Q V	104,300
GRANTOR: MILLER J B			
GRANTEE: PORTER ALLEN B & GL			

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
1	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20
2	1241	WD DECK G	0 100	62	4	248.00	UT	15.53	15.53	100	2000	2000	3	28
3	0416	DUNEWALKS	0 100	58	4	232.00	SF	15.00	15.00	100	1999	1999	3	20
4	0858	SCULP CONC	0 100	0	0	2,537.00	SF	13.00	13.00	100	1999	1999	3	93
5	1242	WD DECK A	0 100	4	8	32.00	SF	11.50	11.50	100	1999	1999	3	20
6	1242	WD DECK A	0 100	20	3	60.00	SF	10.00	10.00	100	2001	2001	3	20
7	0855	CONC PAVER	0 100	0	0	152.00	SF	5.00	5.00	100	2000	2000	3	79
8	0409	ELEVATOR R	0 100	0	0	1.00	UT	10,200.00	10,200.00	100	2001	2001	3	100
TOTALS														

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
1	000120	C	SFR OCN FT	100		R-1	100.00	85.00	100.00	FF		1.00	1.00	1.00
TOTALS														

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1999] W17 S5 W25 S4 FOP=[YR=1999] W18 S4 E18 N4 \$ S4 W18 S14 E27 BAS2001=S8 E7 N8 W7 \$ E33 N27 \$ PTR= S35 FGR=[YR=2000] W18 S4 SFB=[YR=2000] W12 FGR=[YR=2000] W13 S8 W17 S15 E30 N23 \$ S19 FOP=[YR=1999] S4 E9 N4 W9 \$ E13 N10 W4 N7 E4 N2 W1 \$ E1 S2 FST=[YR=1999] W4 S7 E4 N7 \$ S17 W4 S4 E21 N27 \$ N35 \$ PTR= E10 FUS=[YR=2001] E14 N2 E12 S27 W10 S8 W7 N8 W9 N25 \$ W10 \$.														