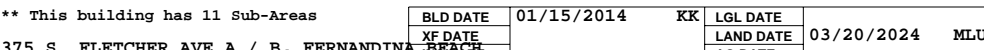


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 50
Interior Floor	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2700	11	2,785	150.1440	187.68	522,689	1937	2015	0	0	0	3.50	96.50		
1 DUPLEX - 0% - 2024 Heated Area: 2658 HX Base Yr														



Quality	05	Quality Level 05		
DOR CODE	0800	MULTI-FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1057.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	15	15	2	362
BAS	1,056	100	1,056	191,253
BAS	168	100	168	30,426
FOP	210	30	63	11,410
FOP	28	30	8	1,448
FOP	40	30	12	2,173
FUS	1,224	100	1,224	221,680
FUS	210	100	210	38,034
STR	55	10	6	1,087
STR	112	10	11	1,992
TOTALS	3,173		2,785	504,395

** This building has 11 Sub-Areas	BLD DATE	01/15/2014	KK	LGL DATE	
	XF DATE			LAND DATE	03/20/2024
	INC DATE			AG DATE	MLU

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	0855	CONC PAVER	0	0	0	528.00	SF	7.00	7.00	100	2019	2019	3	98	3,622	
2	0855	CONC PAVER	0	0	0	5,100.00	SF	10.00	10.00	100	2024	2022		100	51,000	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			504,395
TOTAL MARKET OB/XF VALUE			54,622
TOTAL LAND VALUE - MARKET			428,400
TOTAL MARKET VALUE			987,417
SOH/AGL Deduction			0
ASSESSED VALUE			987,417
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			987,417
TOTAL JUST VALUE			987,417
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			750,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190054	ADDITION	147,000	01/15/2019
20070105	REROOF W/50YR SHN	10,100	01/23/2007
20020916	RELOCATER WATER H	1,000	05/30/2002
20020908	REPIPE ALL FIXTUR	5,000	05/29/2002
8445	REPAIR/RRF	1,400	07/18/1994
6834	REPAIR/RRF	500	12/23/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2702/1095	3/11/2024	QC	U	I	11	1,060,000	
GRANTOR: WHITTEMORE DANIEL R							
GRANTEE: COASTAL BLUE BLISS							
2655/1385	7/18/2023	QC	U	I	11	530,000	
GRANTOR: WHITTEMORE DANIEL R							
GRANTEE: WHITTEMORE DANIEL R							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2019] W14 BAS=[YR=1993] W20 S36 E13 FOP=[YR=1993] S10 E21 N10 W21 \$ E21 N24 W14 N12 \$ S12 E14 N5 UST=[YR=2019] E5 N11 W5 S11\$ N7 \$ PTR= E15 FUS=[YR=1993] E34 FOP=[YR=2019] N1 BAL=[YR=2019] N3E5S3W5\$ E5 S8 STR=[YR=2019] S11 W5 N11 E5\$ W5 N7\$ S35 FOP=[YR=2019] E4 S4 STR=[YR=2019] E3 S12 W15 N5 FUS=[YR=2019] W13 N10 E21 S10W8\$ E8 N4 E4 N3\$ S3 W4 N7\$ S1 W34 N36\$ W15 \$ .													

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	0006	R-3	75.00	146.00	75.00	FF		1.00	1.00	0.89	6,400.00	5,712.00	428,400							