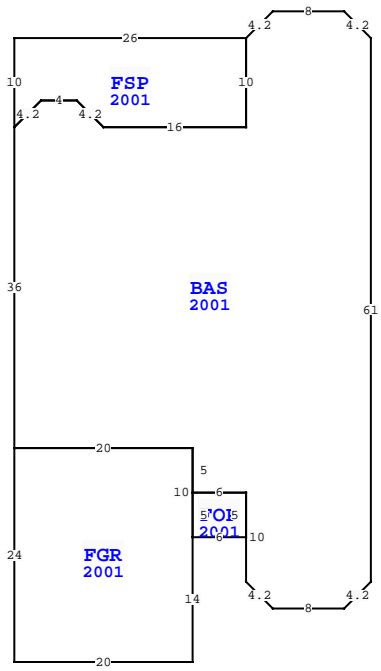


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	23	REINF CONC	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,907	100	1,907
FGR	480	55	264
FOP	30	30	9
FSP	239	40	96
TOTALS	2,656		2,276
			316,628

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,276	125.0480	156.31	355,762	2001	2001	0	0	11.00	89.00
1 SNGL FAM - 100% - 2018										Heated Area: 1907	HX Base Yr 2018



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	316,628		
TOTAL MARKET OB/XF VALUE	7,202		
TOTAL LAND VALUE - MARKET	203,500		
TOTAL MARKET VALUE	527,330		
SOH/AGL Deduction	240,757		
ASSESSED VALUE	286,573		
TOTAL EXEMPTION VALUE	60,000		
BASE TAXABLE VALUE	226,573		
TOTAL JUST VALUE	527,330		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	513,312		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011513	REMODEL	1,000	07/05/2001
2003087	NEW CONSTR	190,000	05/25/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/0575	8/16/2022	LE	U	I	11	100
GRANTOR: MANN ELMER H & JANIE						
2119/0310	5/08/2017	WD	Q	I	02	335,000
GRANTOR: CRABB NANCIE SWOPE						
GRANTEE: MANN ELMER H & JANI						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
3	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2001	2001	3	80	205	
4	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50	6.50	100	2001	2001	3	80	541	
5	0810	CONCRETE A	0	100	38	16	608.00	SF	6.50	6.50	100	2001	2001	3	80	3,162	
6	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	80	47	
7	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
8	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	2001	2001	3	20	24	
TOTALS															7,202		

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	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	185,000.00	203,500.00	203,500							