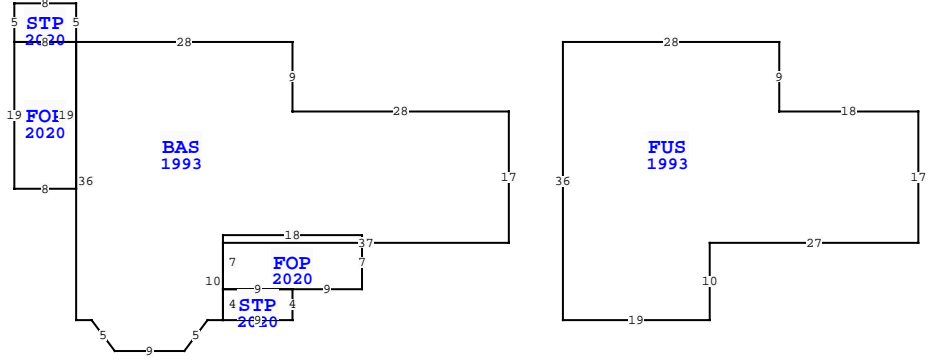


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	90
Exterior Wall	14	WD SHINGLE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	50
Interior Wall	04	PLYWOOD	50
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,442	100	1,442
FOP	126	30	38
FOP	152	30	46
FUS	1,224	100	1,224
STP	36	10	4
STP	40	10	4
TOTALS	3,020		2,758

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	NORM	% COND	
0900	01	2,758	94.0896	117.61	324,368	1910	1910	0	0	-10	50.00	60.00	
1 SNGL FAM - 100% - 2021 Heated Area: 2666 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			194,621
TOTAL MARKET OB/XF VALUE			1,170
TOTAL LAND VALUE - MARKET			475,320
TOTAL MARKET VALUE			671,111
SOH/AGL Deduction			76,229
ASSESSED VALUE			594,882
TOTAL EXEMPTION VALUE	13		594,882
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			671,111
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			577,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200013	ADDFOP	0	01/28/2020
20160620	REPAIR/RRF	0	06/01/2019
6346	REPAIR/RRF	100	01/30/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2405/1713	11/02/2020	WD	Q	I	01	600,000
GRANTOR: 418 SOUTH 6TH ST LLC						
GRANTEE: ALLEN ROBERT JAMES						
2300/0837	8/23/2019	WD	Q	I	01	380,000
GRANTOR: FLIP THE SPRINGS LLC						
GRANTEE: 418 SOUTH 6TH ST LL						

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	1242	WD DECK A	0	100	17	8		10.00	10.00	100	2019	2019	3	86	1,170	

BLD DATE		02/04/2014	KK	LGL DATE	04/18/2024	MLU
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BLD DATE		02/04/2014	KK	LGL DATE	04/18/2024	MLU
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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	000100	C	SFR	100	0010	OT-1	93.00	93.00	93.20	FF		1.00	1.00	1.20	4,250.00	5,100.00	475,320							