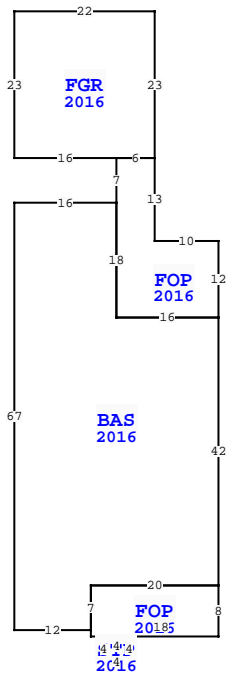


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	12	MODULAR MT	10
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	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	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1210.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,716	100	1,716
FGR	506	55	278
FOP	160	30	48
FOP	270	30	81
STP	16	10	2
TOTALS	2,668		2,125
			388,875

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,125	125.7732	188.66	400,902	2016	2016	0	0	3.00	97.00		
1 SFR CUST - 0% - 0 Heated Area: 1716 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			388,875
TOTAL MARKET OB/XF VALUE			8,664
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			597,539
SOH/AGL Deduction			61,602
ASSESSED VALUE			535,937
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			535,937
TOTAL JUST VALUE			597,539
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			565,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160053	CO ISSUED	0	09/07/2016
20160053	NEW CONSTR	225,149	01/11/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/290	6/07/2024	WD	Q	I	01	850,000
GRANTOR: JACKSON BARBARA G						
GRANTEE: TIPPINS CARY ALASTA						
2416/0064	12/10/2020	WD	Q	I	01	519,000
GRANTOR: CARLYLE KENT B & LANA						
GRANTEE: JACKSON BARBARA G						

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	314.00	SF	10.00	10.00	100	2016	2016	3	96	3,014	
2	0811	CONCRETE B	0	0	0	978.00	SF	5.20	5.20	100	2016	2016	3	96	4,882	
3	0855	CONC PAVER	0	0	0	60.00	SF	10.00	10.00	100	2016	2016	3	96	576	
4	0855	CONC PAVER	0	0	0	20.00	SF	10.00	10.00	100	2016	2016	3	96	192	

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=2016] W22 S23 E16 FOP=[YR=2016] S7 BAS=[YR=2016] W16 S67 E12 FOP=[YR=2016] S1 E2 STP=[YR=2016] S4 E4 N4 W4\$ E18 N8 W20 S7\$ N7 E20 N42 W16 N18\$ S18 E16 N12 W10 N13 W6\$ E6 N23 \$.													

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	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							