

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100

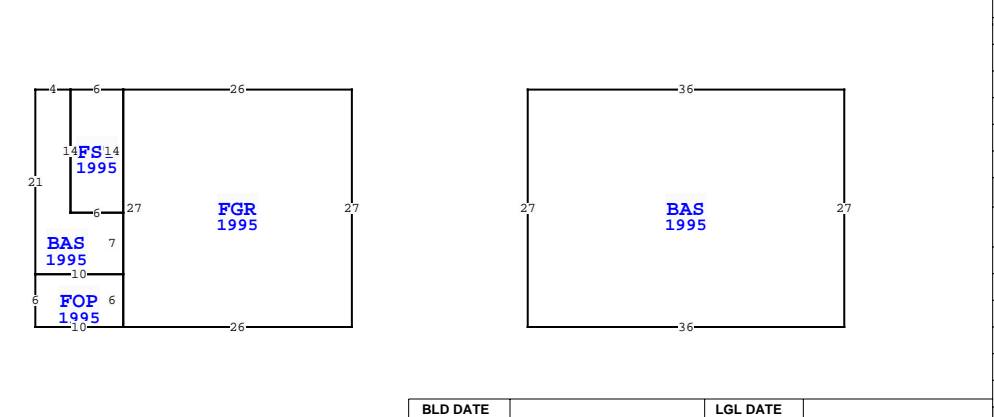
MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0320	11	2,564	143.8272	136.64	350,345	1995	1995	0	0	0	14.00	86.00

1 TOWNHOUSE - 0% - 0

Heated Area: 2090 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			301,297
TOTAL MARKET OB/XF VALUE			5,012
TOTAL LAND VALUE - MARKET			173,250
TOTAL MARKET VALUE			479,559
SOH/AGL Deduction			18,091
ASSESSED VALUE			461,468
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			461,468
TOTAL JUST VALUE			479,559
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			481,450

Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1044.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100	126	14,807
BAS	972	100	972	114,220
FGR	702	55	386	45,359
FOP	60	30	18	2,116
FOP	80	30	24	2,820
FST	84	55	46	5,405
FUS	992	100	992	116,570
TOTALS	3,016		2,564	301,297



PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121514	ROOF	4,000	07/26/2012
20061740	REPAIR/RRF	2,250	07/21/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2211/1601	7/13/2018	WD Q	Q	I	01	390,000

GRANTOR: KING THOMAS E IV & EL  
GRANTEE: MORRIS DANIEL G & L

1799/1026	6/22/2012	WD Q	Q	I	02	210,000
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GRANTOR: BRYANT KENNETH C  
GRANTEE: KING THOMAS E IV &

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	0810	CONCRETE A	0	0	0	583.00	SF	6.50	6.50	100	1995	1995	3	70	2,653	
2	0810	CONCRETE A	0	0	0	167.00	SF	6.50	6.50	100	1995	1995	3	70	760	
3	0810	CONCRETE A	0	0	0	169.00	SF	6.50	6.50	100	1998	1998	3	75	824	
4	0479	VF PICKET	0	0	0	102.00	LF	10.00	10.00	100	2009	2009	3	76	775	

BUILDING NOTES			

BUILDING DIMENSIONS			
FGR=[YR=1995] W26 FST=[YR=1995] W6 BAS=[YR=1995] W4 S21 FOP=[YR=1995] S6 E10 N6 W10\$ E10 N7 W6 N14\$ S14 E6 N14\$ S27 E26 N27\$ PTR=E20 BAS=[YR=1995] E36 S27 W36 N27\$ W20 PTR=N20 FUS=[YR=1995] N27 E36 S27 W12 POP=[YR=1995] N5 W12 S6 E2 S1 E8 N1 E2 N1\$ S1 W2 S1 W8 N1 W2 N1 W12\$S20\$.			

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	77.00	53.00	77.00	FF		1.00	1.00	0.50	4,500.00	2,250.00	173,250								