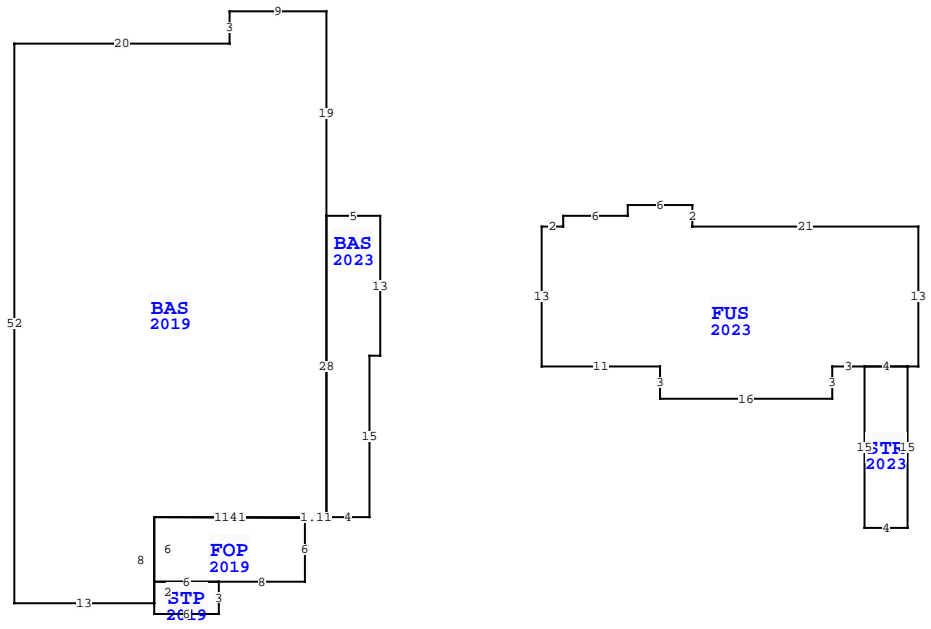


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,408	100	1,408
BAS	125	100	125
FOP	84	30	25
FUS	521	100	521
STP	18	10	2
STR	60	10	6
TOTALS	2,216		2,087

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2020							
					Heated Area: 2054						
						HX Base Yr 2020					



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		444,418
TOTAL MARKET OB/XF VALUE		58,953
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		903,371
SOH/AGL Deduction		294,415
ASSESSED VALUE		608,956
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		553,956
TOTAL JUST VALUE		903,371
NCON VALUE		127,078
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		708,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222452	GARAGE	132,066	11/08/2022
20222543	SWIM POOL	70,000	10/19/2022
20222238	ADDITION	0	06/16/2022
20182441	NEW CONSTR	158,396	07/12/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2531/1834	1/24/2022	WD	U	V	11	100

GRANTOR: SHARPE MICHAEL & CHRI
GRANTEE: SHARPE MICHAEL F RE
2377/0492 6/11/2020 WD U I 11 100
GRANTOR: SHARPE MICHAEL F
GRANTEE: SHARPE MICHAEL F RE

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	100	0	0			10.00	100	2019	2019	3	98	7,879	
2	0855	CONC PAVER	0	100	0	0			10.00	100	2019	2019	3	98	7,468	
3	1134	LANDSCP BL	0	100	0	0			3.00	100	2018	2018	3	99	166	
4	0861	POOL GUNIT	1	100	0	0			85.00	100	2024	2023		100	29,240	
5	0855	CONC PAVER	1	100	0	0			10.00	100	2024	2023		100	7,200	
6	0871	POOL HTR R	1	100	0	0			2,000.00	100	2024	2023		100	2,000	
7	0600	SUMMER KIT	1	100	0	0			5,000.00	100	2024	2023		100	5,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/30/2024	MLU

BUILDING NOTES	
BAS=[YR=2019;ORIG=0,0] W9 S3 W20 S52 E13 N8 D0.1R14.1 U0.1R1.11 N28 N19 \$	
FUS=[YR=2023;ORIG=55,20] W21 N2 W6 S1 W6 S1 W2 S13 E11 S3 E16 N3 E3 E4 E1 N13 \$	
BAS=[YR=2023;ORIG=0,47] E4 N15 E1 N13 W5 S28 \$	
FOP=[YR=2019;ORIG=-10,53] E8 N6 W14 S6 E6 \$	
STR=[YR=2023;ORIG=54,33] W4 S15 E4 N15 \$	
STP=[YR=2019;ORIG=-16,55] S1 E6 N3 W6 S2 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 58,953																								
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			R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							
2	000100	C	SFR			R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

