

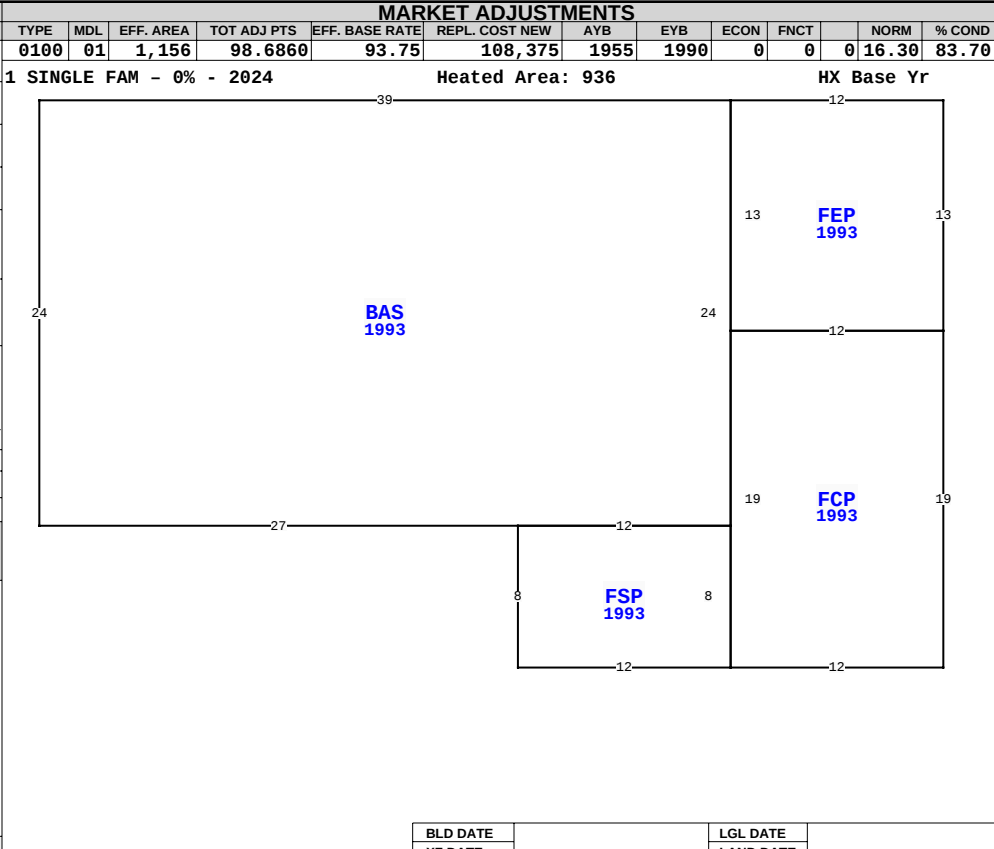


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	04	BUILT-UP 30
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	SUBAREA MARKET VALUE
BAS	936	100	936	73,447
FCP	228	25	57	4,473
FEP	156	80	125	9,809
FSP	96	40	38	2,982
TOTALS	1,416		1,156	90,710

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	38	7	266.00	SF	6.50	6.50	363
2	0810	CONCRETE A	0	0	15	22	330.00	SF	6.50	6.50	879
3	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	200
4	0801	ASPHALT A	0	0	0	0	1,670.00	SF	3.00	3.00	2,505
5	0511	GARAGE CB-	0	0	26	24	624.00	SF	40.00	40.00	5,242

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0006	R-2	100.00	100.00	100.00	FF	



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

TOTAL OB/XF											
9,189											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		90,710	
TOTAL MARKET OB/XF VALUE		9,189	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		499,899	
SOH/AGL Deduction		0	
ASSESSED VALUE		499,899	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		499,899	
TOTAL JUST VALUE		499,899	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		496,170	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984089	REROOF	3,000	08/05/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2724/1406	7/15/2024	PD	U	I	19	100	
GRANTOR: TESTON LESLIE G PR OF							
GRANTEE: TESTON LESLIE G							
2699/488	3/06/2024	FJ	U	I	11	0	
GRANTOR: TESTON RASTUS T JR ES							
GRANTEE: TESTON LESLIE G							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W39 S24 E27 FSP=[YR=1993] S8 E12 FCP=[YR=1993] E12 N19 FEP=[YR=1993] N13 W12 S13E12\$ W12S19\$ N8W12\$ E12 N24\$.											