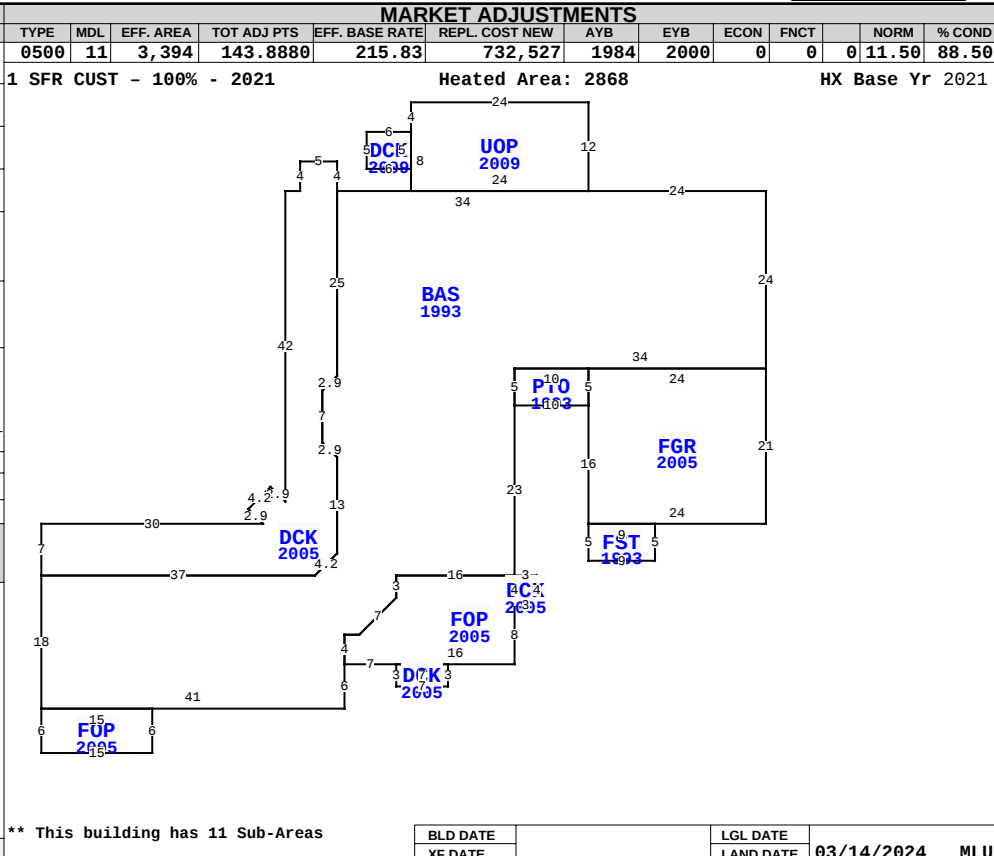




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,868	100	2,868	547,815
DCK	12	10	1	191
DCK	21	10	2	382
DCK	609	10	61	11,652
DCK	30	10	3	573
FGR	504	55	277	52,910
FOP	90	30	27	5,157
FOP	233	30	70	13,371
FST	45	55	25	4,775
PTO	50	5	2	382
TOTALS	4,750		3,394	648,286



EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100
2	0441	STK FNC 4'	0 100	0	0	160.00	LF	6.50	6.50	100
3	0861	POOL GUNIT	0 100	0	0	574.00	SF	85.00	85.00	100
4	0855	CONC PAVER	0 100	0	0	271.00	SF	10.00	10.00	100
5	0855	CONC PAVER	0 100	0	0	1,640.00	SF	10.00	10.00	100
6	0442	STK FNC 5'	0 100	0	0	12.00	LF	8.10	8.10	100
7	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100
8	0855	CONC PAVER	0 100	0	0	1,206.00	SF	7.00	7.00	100

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT

TOTAL OB/XF										
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
36,960	500,000.00	500,000.00	500,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		648,286	
TOTAL MARKET OB/XF VALUE		36,960	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,185,246	
SOH/AGL Deduction		396,560	
ASSESSED VALUE		788,686	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		738,686	
TOTAL JUST VALUE		1,185,246	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,106,682	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22433	ADDITION	6,500	04/01/2009
M11122	MECH OTHER	0	02/01/2006
R045738	REPAIR/RRF	10,000	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/0750	9/30/2020	WD	Q	I	01	929,000
GRANTOR: O'KEEFE JOHN W						
GRANTEE: CORTES DENNIS & KRI						
1515/0667	7/27/2007	WD	Q	I		780,000
GRANTOR: CLOWER & PHILLIPS LLC						
GRANTEE: O'KEEFE JOHN W						

BUILDING NOTES										
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BUILDING DIMENSIONS

BAS=[YR=1993] W24 UOP=[YR=2009] N12 W24 S4 DCK=[YR=2009] W6 S5 E6 N5\$ S8 E24\$ W34 DCK=[YR=2005] N4 W5 S4 W2 S42 U2 L2 D3 L3 D2 R2 W30 S7 E37 U3 R3 N13 L2 U2 N7 R2 U2 N25\$ S25 L2 D2 S7 D2 R2 S13 L3 D3 W37 S18 FOP=[YR=2005] S6 E15 N6 W15\$ E41 N6 FOP=[YR=2005] E7 DCK=[YR=2005] S3 E7 N3 W7\$ E16 N8 DCK=[YR=2005] E3 N4 W3 S4\$ N4 W16 S3 D5 L5 W2 S4\$ N4 E2 R5 U5 N3 E16 N23 PTO=[YR=1993] E10 FGR=[YR=2005] S16 FST=[YR=1993] S5E9N5W9\$ E24 N21 W24 S5\$ N5 W10 S5\$ N5 E34 N24\$.