



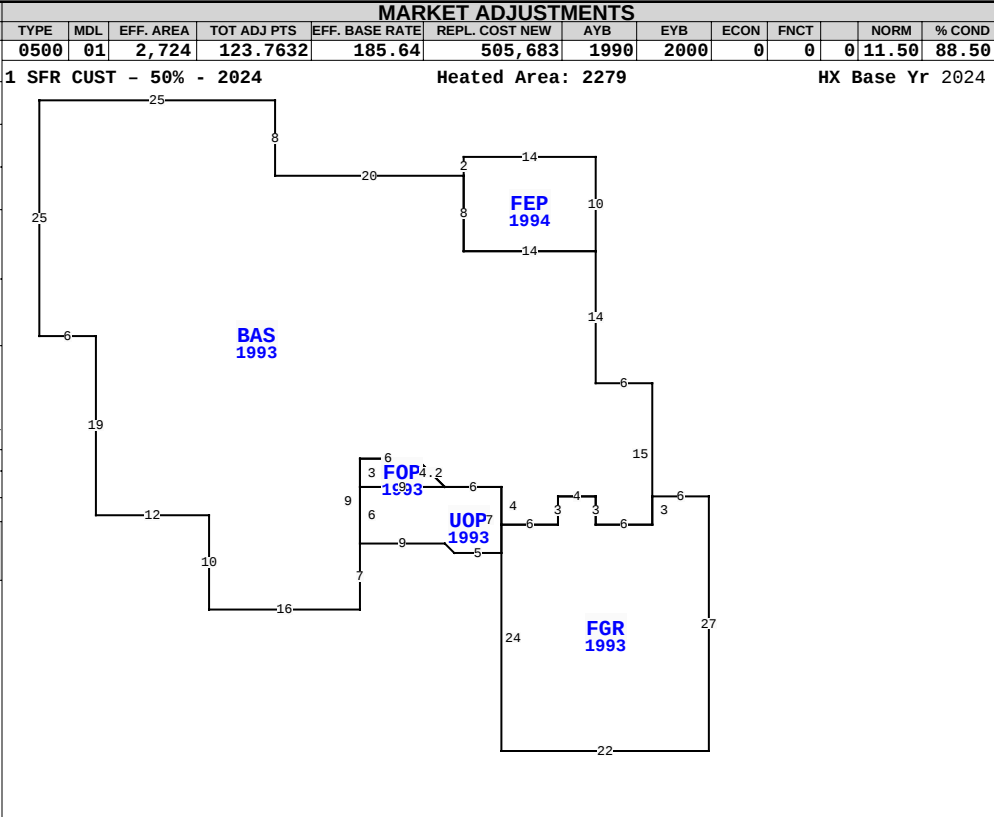
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 40
Interior Floor	12	HARDWOOD 40
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,279	100	2,279	374,420
FEP	140	80	112	18,401
FGR	558	55	307	50,437
FOP	23	30	7	1,150
UOP	96	20	19	3,121

TOTALS	3,096		2,724	447,529
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	50	0	0	2,219.00	SF	10.00
3	1242	WD DECK A	0	50	0	0	288.00	SF	10.00
4	1124	CB/STC 4"	0	50	10	4	40.00	SF	6.50



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024
INC DATE		AG DATE	MLU

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	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	68	1,360	
2	0855	CONC PAVER	0	50	0	0	2,219.00	SF	10.00	10.00	100	2023	2022	3	100	22,190	
3	1242	WD DECK A	0	50	0	0	288.00	SF	10.00	10.00	100	1990	1990	3	20	576	
4	1124	CB/STC 4"	0	50	10	4	40.00	SF	6.50	6.50	100	1990	1990	3	59.5	155	

LAND DESCRIPTION										TOTAL OB/XF										24,281	
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				
1	000140	C	SFR GOLF A	50		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000				
REVIEW DATE		05/12/2019		BY	KBA		Total Acres: 0.00		Total Land Value: 650,000				Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		447,529	
TOTAL MARKET OB/XF VALUE		24,281	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,121,810	
SOH/AGL Deduction		32,981	
ASSESSED VALUE		1,088,829	
TOTAL EXEMPTION VALUE		HA HAB WX	55,000
BASE TAXABLE VALUE		1,033,829	
TOTAL JUST VALUE		1,121,810	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		930,048	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003472	ADDITION AND REMO	1,250,000	03/26/2024
B240001782	DEMO FOR REMODEL	0	02/13/2024
6071	NEW CONSTR	118,400	10/23/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/771	5/09/2023	WD	Q	I	01	1,350,000
GRANTOR: OWENS REVOCABLE TRUST						
GRANTEE: MCHATTIE CHRISTOPHE						
2089/1217	12/14/2016	WD	U	I	11	100
GRANTOR: OWENS MICHAEL T & CAT						
GRANTEE: OWENS REVOCABLE TRU						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
FEP=[YR=1994] W14 S2 BAS=[YR=1993] W20 N8 W25 S25 E6 S19 E12 S10 E16 N7 UOP=[YR=1993] E9 D1 R1 E5 N7 W6 FOP=[YR=1993] W9 N3 E6 D3 R3 \$ W9S6\$ N9 E6 D3 R3 E6 S4 FGR=[YR=1993] S24 E22 N27 W6 S3 W6 N3 W4 S3 W6 \$ E6 N3 E4 S3 E6 N15 W6 N14 W14 N8 \$ S8 E14 N10 \$.