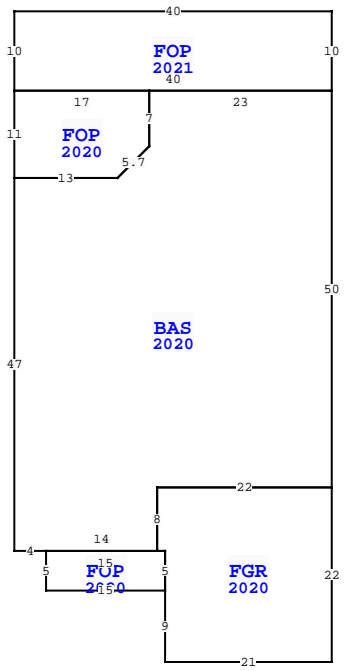


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,965	100	1,965
FGR	470	55	258
FOP	75	30	22
FOP	179	30	54
FOP	400	30	120
TOTALS	3,089		2,419
EXTRA FEATURES		268,805	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,419	119.6580	113.68	274,992	2020	2020	0	0	0	2.25	97.75
1 SINGLE FAM - 100% - 0 Heated Area: 1965 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		285,639	
TOTAL MARKET OB/XF VALUE		12,688	
TOTAL LAND VALUE - MARKET		94,850	
TOTAL MARKET VALUE		393,177	
SOH/AGL Deduction		175,983	
ASSESSED VALUE		217,194	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		167,194	
TOTAL JUST VALUE		393,177	
NCON VALUE		16,834	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,066	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007238	METAL BARN	65,947	06/05/2023
19010250	CO ISSUED	0	08/20/2021
21002348	ADDITION	2,685	03/01/2021
20000172	NEW CONSTR	268,141	01/08/2020
R10137	REPAIR/RRF	3,500	02/01/2007
B0617917	XFOB	5,800	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
0379/0149	2/01/1983	WD Q	Q	V		13,000
GRANTOR:						
GRANTEE:						
0344/0729	9/01/1981	WD Q	Q	V		11,800
GRANTOR:						
GRANTEE:						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2021] W40 S10 FOP=[YR=2020] S11 BAS=[YR=2020] S47 E4 FOP=[YR=2020] S5 E15 FGR=[YR=2020] S9 E21 N22 W22 S8 E1 S5\$ N5 W15\$ E14 N8 E22 N50 W23 S7 D4 L4 W13\$ E13 U4 R4 N7 W17\$ E40 N10\$.	

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	100	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0811	CONCRETE B	0	100	0	550.00	SF	5.20	5.20	100	2008	2008	3	89	2,545	
3	0812	CONCRETE C	0	100	0	1,680.00	SF	4.00	4.00	100	2020	2020	3	99	6,653	
4	0351	CARPORT MT	0	100	38	912.00	SF	6.90	6.90	100	2005	2005	3	24	1,510	

LAND DESCRIPTION		TOTAL OB/XF 12,688																						
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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.71	AC		1.00	1.00	1.00	35,000.00	35,000.00	94,850							

