



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

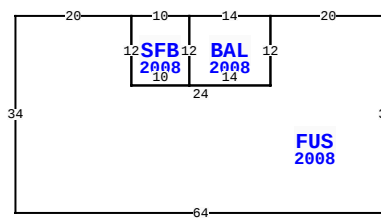
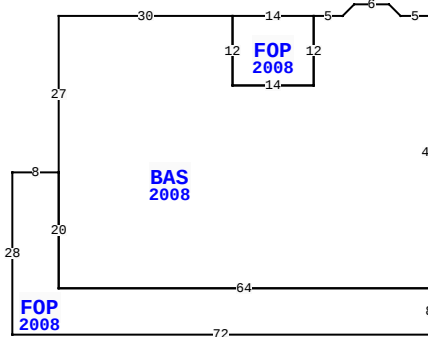
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	168	15	25	3,093
BAS	2,856	100	2,856	353,388
FOP	168	30	50	6,187
FOP	736	30	221	27,346
FUS	1,888	100	1,888	233,612
SFB	120	80	96	11,879

TOTALS	5,936		5,136	635,503
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	1,642.00	SF	10.00	
2	0911	SCRN RM A	0 100	64	34	2,176.00	SF	17.50	
3	0866	POOL FIBER	0 100	32	16	562.00	SF	72.00	
4	0877	JACUZZI	0 100	0	0	1.00	UT	2,000.00	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
6	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	
7	0351	CARPORT MT	0 100	24	16	384.00	SF	10.00	
8	0351	CARPORT MT	0 100	24	16	384.00	SF	10.00	
9	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	9.00
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	9.82
3	009530	C	POND	100		OR	0.00	0.00	1.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	9.82

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	5,136	106.4950	133.12	683,704	2008	2008	0	0	0	7.05	92.95	
1 SNGL FAM - 100% - 2017													
Heated Area: 4840													
HX Base Yr 2017													



NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					635,503				
TOTAL MARKET OB/XF VALUE					65,280				
TOTAL LAND VALUE - MARKET					310,980				
TOTAL MARKET VALUE					879,635				
SOH/AGL Deduction					271,982				
ASSESSED VALUE					607,653				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					557,653				
TOTAL JUST VALUE					1,011,763				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					988,626				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21324	ELEC OTHER	0	10/01/2008
R11425	REPAIR/RRF	6,700	07/01/2008
B21557	SCRN ENCL FOR P00	12,300	06/01/2008
B21017	NEW CONSTR	0	01/01/2008
C21017	CO ISSUED	0	01/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2069/0065	7/25/2016	WD	Q	I	05	644,000			
GRANTOR: ANDERSON MARK HENRY &									
GRANTEE: BRADLEY JOHN A & JE									
1518/0999	8/10/2007	WD	Q	V		380,000			
GRANTOR: SMITH NOAH D & DIANNE									
GRANTEE: ANDERSON MARK H & J									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W5 U2 L2 W6 D2 L2 W5 FOP=[YR=2008] W14 S12 E14 N12\$ S12 W14 N12 W30 S27 FOP=[YR=2008] W8 S28 E72 N8 W64 N20\$ S20 E64 N47\$ PTR=E20 FUS=[YR=2008] E20 SFB=[YR=2008] E10 BAL=[YR=2008] E14 S12 W14 N12\$ S12 W10 N12\$ S12 E24 N12 E20 S34 W64 N34\$ W20\$.									

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