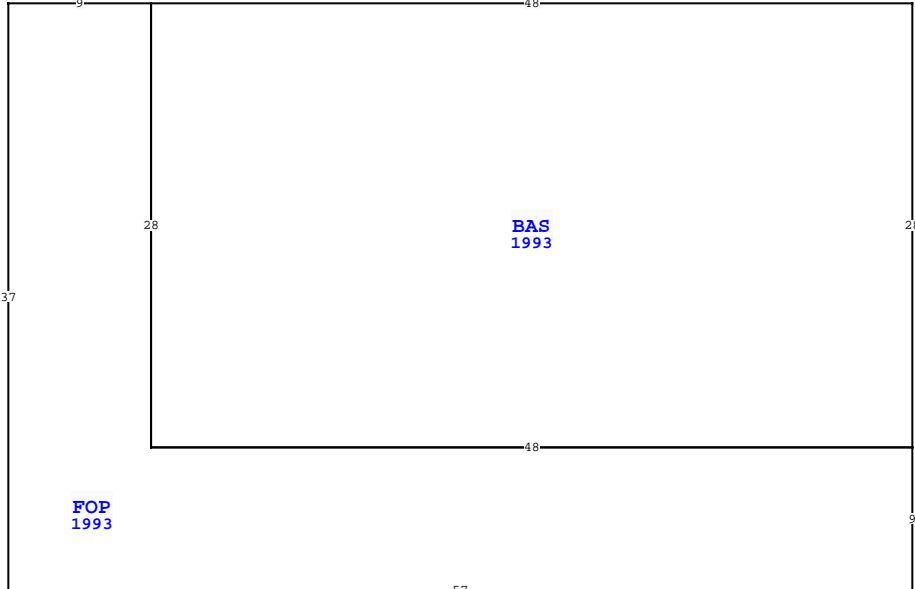




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC		8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	137,665
FOP	765	30	230	23,559
TOTALS	2,109		1,574	161,224

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 1973								
Heated Area: 1344						HX Base Yr 1973					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		186,016	
TOTAL MARKET OB/XF VALUE		21,305	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		277,321	
SOH/AGL Deduction		134,284	
ASSESSED VALUE		143,037	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		88,037	
TOTAL JUST VALUE		277,321	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,477	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24410	ADDITION	25,052	03/01/2011
B24464	ADDITION	1,000	03/01/2011
6533	XFOB	11,050	06/15/1990
4922	GARAGE	27,200	05/25/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0117/0252	1/01/1971	TA	Q	V		3,000

BUILDING NOTES	
GRANTOR:	
GRANTEE:	

BUILDING DIMENSIONS	
BAS=[YR=1993] W48 FOP=[YR=1993] W9 S37 E57 N9 W48 N28 \$ S28 E48N28 \$.	

EXTRA FEATURES															BLD DATE	LGL DATE	
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	0510	GARAGE WD-	0	100	0	0	480.00	SF	35.00	35.00	100	1980	1980	3	20	3,360	
2	0811	CONCRETE B	0	100	0	0	1,520.00	SF	5.20	5.20	100	1980	1980	3	32.5	2,569	
3	0810	CONCRETE A	0	100	44	10	440.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,559	
4	0525	GAZEBO	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1985	1985	3	20	500	
5	0810	CONCRETE A	0	100	19	10	190.00	SF	6.50	6.50	100	1989	1989	3	57	704	
6	0845	KOOL DECK	0	100	0	0	348.00	SF	5.08	5.08	100	1990	1990	3	59.5	1,051	
7	0810	CONCRETE A	0	100	0	0	169.00	SF	6.50	6.50	100	1990	1990	3	59.5	654	
8	0801	ASPHALT A	0	100	21	13	273.00	SF	2.40	2.40	100	1992	1992	3	50	328	
9	0811	CONCRETE B	0	100	0	0	1,440.00	SF	5.20	5.20	100	2011	2011	3	92	6,889	
10	0855	CONC PAVER	0	100	0	0	220.00	SF	3.00	3.00	100	2002	2002	3	82	541	

LAND DESCRIPTION										TOTAL OB/XF														
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	000100	C	SFR	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC		8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	24,792
TOTALS	1,600		1,600	24,792

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 1973			Heated Area: 1600			HX Base Yr 1973						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; border: 1px solid blue; display: flex; align-items: center; justify-content: center;"> BAS 1993 </div> </div>												

NASSAU COUNTY PROPERTY				PAGE 2 of 2	6	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE		186,016				
TOTAL MARKET OB/XF VALUE		21,305				
TOTAL LAND VALUE - MARKET		70,000				
TOTAL MARKET VALUE		277,321				
SOH/AGL Deduction		134,284				
ASSESSED VALUE		143,037				
TOTAL EXEMPTION VALUE		55,000		HX HB DX		
BASE TAXABLE VALUE		88,037				
TOTAL JUST VALUE		277,321				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		270,477				
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0117/0252	1/01/1971	TA	Q	V		3,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W40 S40 E40 N40 \$.						

EXTRA FEATURES																
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
11	0351	CARPORT MT	0	100	35	18			10.00	100	2011	2011	3	50	3,150	

LAND DESCRIPTION													TOTAL OB/XF												
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	