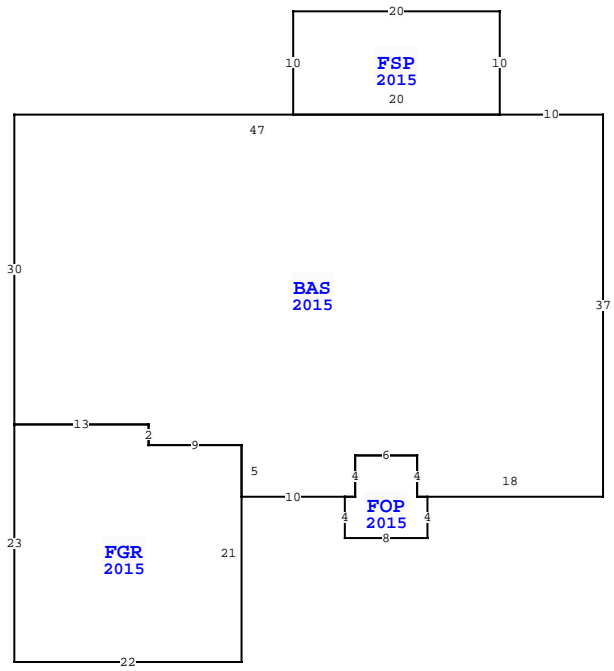


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	20 FACE BRICK 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	13 LVT/LAMMT 100			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8124.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,949	100	1,949	246,870
FGR	488	55	268	33,946
FOP	56	30	17	2,154
FSP	200	40	80	10,133
TOTALS	2,693		2,314	293,103

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,314	107.8000	134.75	311,812	2015	2015	0	0	6.00	94.00		
1 SNGL FAM - 100% - 2023 Heated Area: 1949 HX Base Yr 2023													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE				293,103
TOTAL MARKET OB/XF VALUE				12,905
TOTAL LAND VALUE - MARKET				90,000
TOTAL MARKET VALUE				396,008
SOH/AGL Deduction				829
ASSESSED VALUE				395,179
TOTAL EXEMPTION VALUE	HX HB VX			55,000
BASE TAXABLE VALUE				340,179
TOTAL JUST VALUE				396,008
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				383,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531185	CO ISSUED	0	12/09/2015
B1531185	NEW CONSTR	236,993	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/0884	5/23/2022	WD Q	Q	I	01	460,000
GRANTOR: VAUGHN ROGER T JR & R						
GRANTEE: DOYLE JAMES D & A J						
2020/0450	12/21/2015	WD Q	Q	I	01	228,400
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: VAUGHN ROGER T JR &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W10 FSP=[YR=2015] N10 W20 S10 E20\$ W47 S30	
FGR=[YR=2015] S23 E22 N21 W9 N2 W13\$ E13 S2 E9 S5 E10	
FOP=[YR=2015] S4 E8 N4 W1 N4 W6 S4 W1\$ E1 N4 E6 S4 E18 N37\$.	

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
1	0811	CONCRETE B	0	100	0	0		1,925.00	SF	5.20				9,510	
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00				3,395	
TOTAL OB/XF 12,905															

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.50	60,000.00	90,000.00	90,000							