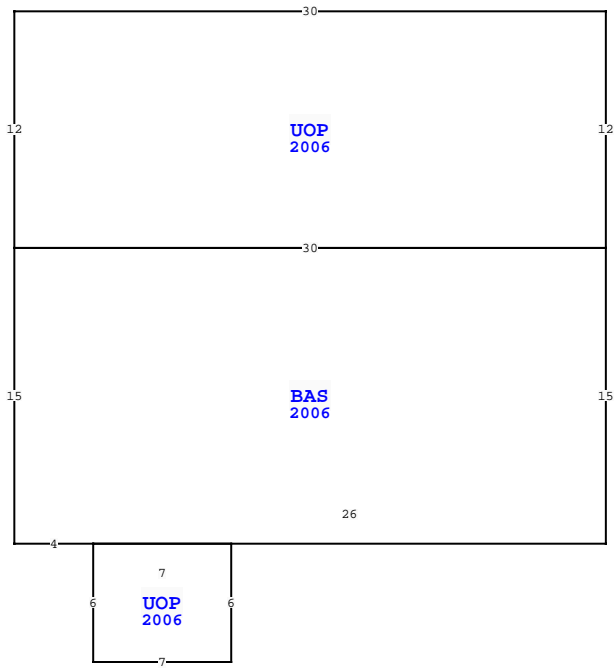


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floor	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
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
BAS	450	100	450
UOP	42	20	8
UOP	360	20	72
			SUBAREA MARKET VALUE
			4,366
			77
			699
TOTALS	852		530
			5,142

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												
1 GARAGE RES - 100% - 2011 Heated Area: 450 HX Base Yr 2011												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		411,414	
TOTAL MARKET OB/XF VALUE		662	
TOTAL LAND VALUE - MARKET		239,850	
TOTAL MARKET VALUE		446,354	
SOH/AGL Deduction		254,059	
ASSESSED VALUE		192,295	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		142,295	
TOTAL JUST VALUE		651,926	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		633,850	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21530	CO ISSUED	0	04/07/2010
M14406	MECH OTHER	0	03/01/2009
E21467	ELEC OTHER	2,000	12/01/2008
P13585	OTHER	0	12/01/2008
R11332	REPAIR/RRF	9,000	06/01/2008
B21530	NEW CONSTR	278,784	06/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/0987	6/21/2019	QC	U	I	11	100
GRANTOR: PATE JOYCE M						
GRANTEE: PATE GARY W						
1529/0191	10/05/2007	WD	Q	I		185,000
GRANTOR: MAY MELVIN & JACKIE						
GRANTEE: PATE GARY & JOYCE						

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	0810	CONCRETE A	0	100	0	0			6.50	100	2000	2000	3	79	662	

BUILDING NOTES	
BLD DATE: 06/13/2023 MLU	

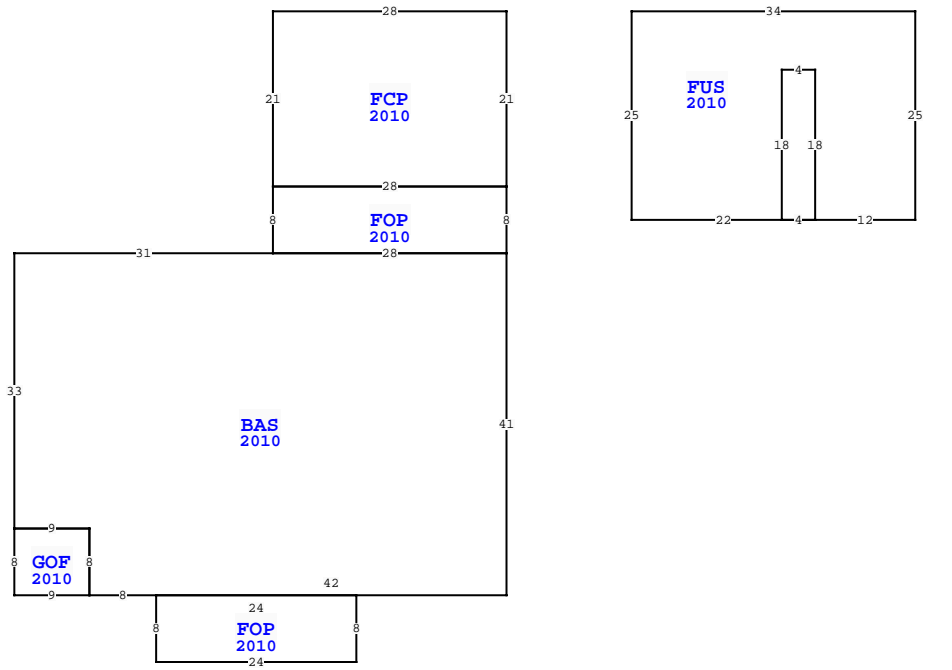
BUILDING DIMENSIONS	
UOP=[YR=2006] W30 S12 BAS=[YR=2006] S15 E4 UOP=[YR=2006] S6 E7 N6 W7\$ E26 N15 W30\$ E30 N12\$.	

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.99	AC		1.00	1.00	1.00	190.00	190.00	948							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	13.99	AC		1.00	1.00	1.00	15,000.00	15,000.00	209,850							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
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
BAS	2,347	100	2,347
FCP	588	25	147
FOP	192	30	58
FOP	224	30	67
FUS	778	100	778
GOF	72	125	90
TOTALS	4,201		3,487
			406,272

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,487	99.6912	124.61	434,515	2010	2010	0	0	6.50	93.50

2 SNGL FAM - 100% - 2011  
 Heated Area: 3197  
 HX Base Yr 2011



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			411,414
TOTAL MARKET OB/XF VALUE			662
TOTAL LAND VALUE - MARKET			239,850
TOTAL MARKET VALUE			446,354
SOH/AGL Deduction			254,059
ASSESSED VALUE			192,295
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			142,295
TOTAL JUST VALUE			651,926
INCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			633,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
WE00534	XFOB	0	05/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/0987	6/21/2019	QC	U	I	11	100
GRANTOR: PATE JOYCE M						
GRANTEE: PATE GARY W						
1529/0191	10/05/2007	WD	Q	I		185,000
GRANTOR: MAY MELVIN & JACKIE						
GRANTEE: PATE GARY & JOYCE						

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

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

BUILDING DIMENSIONS									
FCP=[YR=2010] W28 S21 FOP=[YR=2010] S8 BAS=[YR=2010] W31 S33									
GOF=[YR=2010] S8 E9 N8 W9\$ E9S8E8 FOP=[YR=2010] S8 E24 N8									
W24\$ E42 N41 W28\$ E28 N8 W28\$ E28 N21\$ PTR= E15 FUS=[YR=2010]									
E34 S25 W12 N18 W4 S18 E4 W22 N25\$ W15\$.									

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV