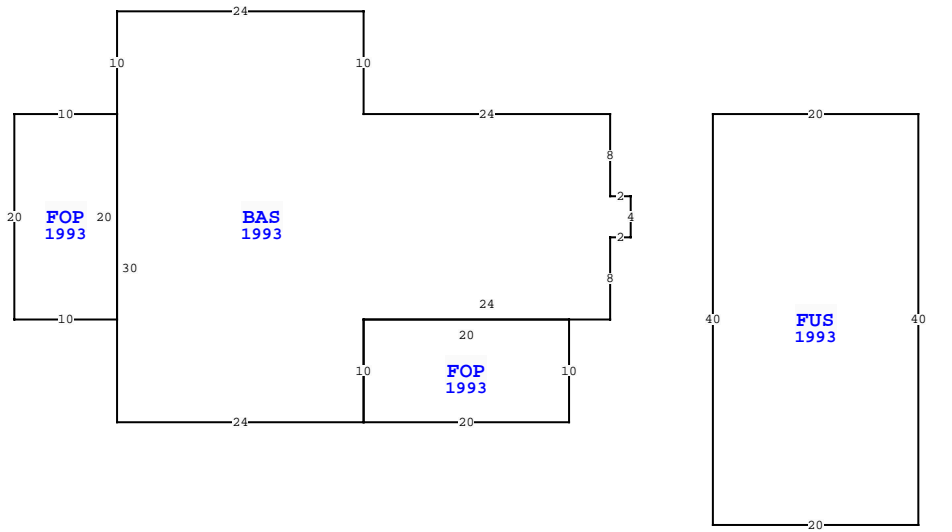


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG 90	
Exterior Wall	20	FACE BRICK 10	
Roof Structure	07	GAMBREL 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
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	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,448	100	1,448
FOP	200	30	60
FOP	200	30	60
FUS	800	100	800
TOTALS	2,648		2,368
			305,409

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,368	123.8622	154.83	366,637	1988	1988	0	0	16.70	83.30	
1 SNGL FAM - 100% - 2017 Heated Area: 2248 HX Base Yr 2017												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		305,409	
TOTAL MARKET OB/XF VALUE		15,767	
TOTAL LAND VALUE - MARKET		208,170	
TOTAL MARKET VALUE		427,066	
SOH/AGL Deduction		220,109	
ASSESSED VALUE		206,957	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		156,957	
TOTAL JUST VALUE		529,346	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		515,175	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4536	N/A	1,000	12/08/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2089/1849	12/19/2016	WD Q	Q	I	01	275,000
GRANTOR: SURRENCY THOMAS NEWTO						
GRANTEE: SURRENCY THOMAS CLE						
0382/0522	3/01/1983	WD Q	Q	I		3,000
GRANTOR:						
GRANTEE:						

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	312.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,105	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	0201	BARN WD 10	0 100	0	0	2,496.00	SF	17.00	17.00	100	1985	1985	3	20	8,486	
4	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	1981	1981	3	20	1,152	
5	0751	UOP	0 100	10	24	240.00	SF	10.00	10.00	100	1981	1981	3	20	480	
6	0680	POLE SHED	0 100	24	48	1,152.00	SF	10.00	10.00	100	1990	1990	3	20	2,304	
TOTALS													15,767			

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	0007	OR	0.00	0.00	5.43	AC		1.00	1.00	1.00	19,000.00	19,000.00	103,170							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	370.00	370.00	2,220							
3	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	105,000							