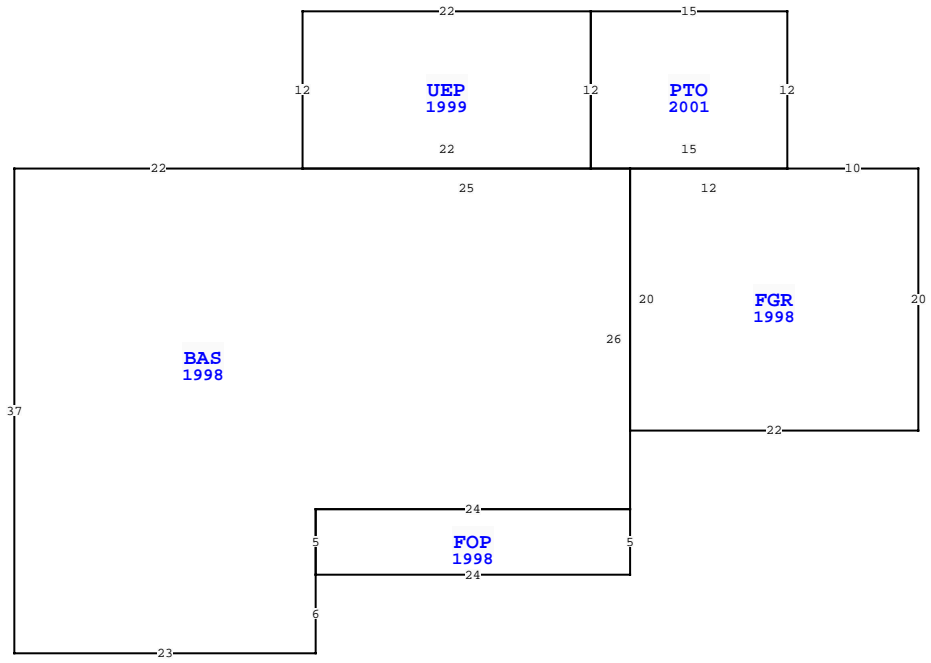


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
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	8017.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,475	100	1,475
FGR	440	55	242
FOP	120	30	36
PTO	180	5	9
UEP	264	60	158
TOTALS	2,479		1,920
			261,162

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,920	117.0120	146.26	280,819	1998	2008	0	0	7.00	93.00		
1 SNGL FAM - 100% - 2020 Heated Area: 1475 HX Base Yr 2020													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			261,162
TOTAL MARKET OB/XF VALUE			15,005
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			336,167
SOH/AGL Deduction			135,147
ASSESSED VALUE			201,020
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			151,020
TOTAL JUST VALUE			336,167
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006977	GARAGE	14,400	03/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/1085	2/28/2019	WD	Q	I	01	220,000
GRANTOR: TYER THOMAS J III & S						
GRANTEE: GROSS JACOB R & MAR						
2003/1652	9/15/2015	WD	Q	I	02	146,000
GRANTOR: TURNER CHRISTINE KAY						
GRANTEE: TYER THOMAS J III &						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=1998] W10 PTO=[YR=2001] N12 W15 UEP=[YR=1999] W22 S12 BAS=[YR=1998] W22 S37 E23 N6 FOP=[YR=1998] E24 N5 W24 S5 \$ N5 E24 N26 W25 \$ E22 N12 \$ S12 E15 \$ W12 S20 E22 N20 \$.	

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	0812	CONCRETE C	0	100	0	2,175.00	SF	4.00	4.00	100	1998	1998	3	75	6,525	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
3	0510	GARAGE WD-	0	100	24	576.00	SF	35.00	35.00	100	2000	2000	3	28	5,645	

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							