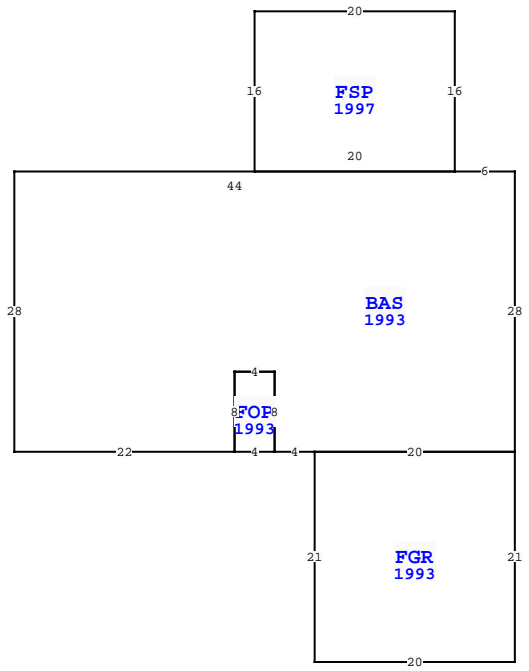


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4049.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,368	100	1,368
FGR	420	55	231
FOP	32	30	10
FSP	320	40	128
TOTALS	2,140		1,737
			177,886

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,737	123.2000	117.04	203,298	1992	1997	0	0	12.50	87.50
1 SINGLE FAM - 100% - 2000 Heated Area: 1368 HX Base Yr 2000											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			177,886
TOTAL MARKET OB/XF VALUE			10,050
TOTAL LAND VALUE - MARKET			70,975
TOTAL MARKET VALUE			258,911
SOH/AGL Deduction			121,379
ASSESSED VALUE			137,532
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			87,532
TOTAL JUST VALUE			258,911
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003926	REMODEL	17,270	03/31/2021
M037488	CHNGE SRVC	0	10/01/2003
B9704096	ADDITION	2,800	07/01/1997
8146	NEW CONSTR	56,119	06/05/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1490	1/19/2023	WD	U	I	11	100
GRANTOR: DAVIS RANDELL L & EVE						
GRANTEE: DAVIS PRESTON R						
0894/0149	8/05/1999	WD	Q	I		110,000
GRANTOR: HINTON ROBERT JOHN						
GRANTEE: DAVIS RANDALL & EVE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1992
2	0810	CONCRETE A	0	100	0	1,810.00	SF	6.50	6.50	100	1992

TOTAL OB/XF												10,050			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	SFR	100		RSF-1	100.00	301.00	1.00	LT	1.00				
2	000100	C	SFR	100		RSF-1	40.00	301.00	1.00	UT	1.00				

BUILDING NOTES											
BAS=[YR=1993] W6 FSP=[YR=1997] N16 W20 S16 E20\$ W44 S28 E22											
FOP=[YR=1993] E4 N8 W4 S8\$ N8 E4 S8 E4 FGR=[YR=1993] S21 E20											
N21 W20\$ E20 N28\$.											

BUILDING DIMENSIONS											
BAS=[YR=1993] W6 FSP=[YR=1997] N16 W20 S16 E20\$ W44 S28 E22											
FOP=[YR=1993] E4 N8 W4 S8\$ N8 E4 S8 E4 FGR=[YR=1993] S21 E20											
N21 W20\$ E20 N28\$.											

LAND DESCRIPTION												TOTAL OB/XF												10,050			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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		RSF-1	100.00	301.00	1.00	LT	1.00	1.00	0.85	70,000.00	59,500.00	59,500											
2	000100	C	SFR	100		RSF-1	40.00	301.00	1.00	UT	1.00	1.00	0.85	13,500.00	11,475.00	11,475											