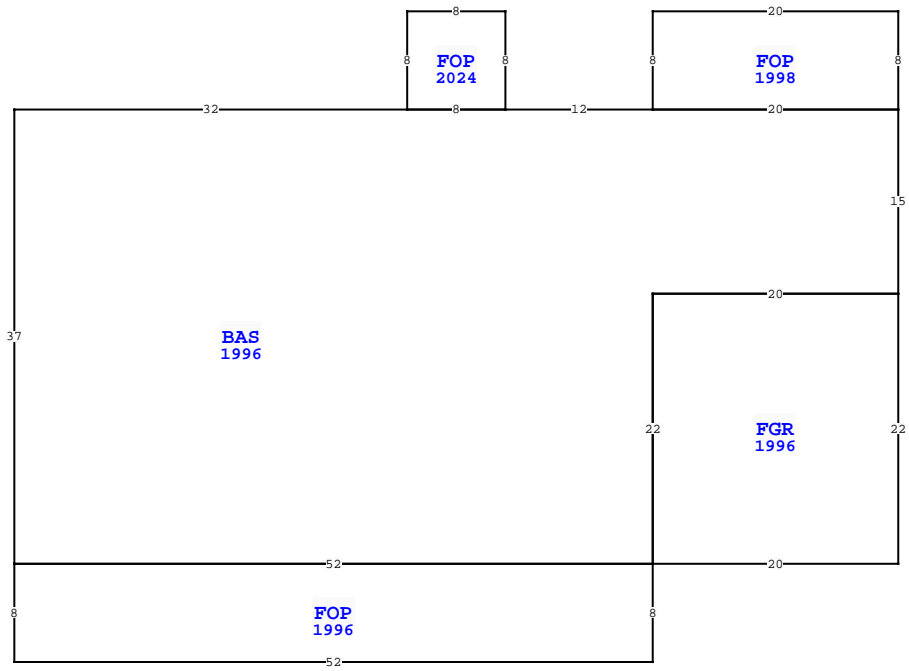


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,224	100	2,224
FGR	440	55	242
FOP	416	30	125
FOP	160	30	48
FOP	64	30	19
TOTALS	3,304		2,658
			324,048

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,658	111.7872	139.73	371,402	1996	2006	0	0	12.75	87.25	
1 SNGL FAM - 100% - 2024 Heated Area: 2224 HX Base Yr 2024												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		346,432	
TOTAL MARKET OB/XF VALUE		10,909	
TOTAL LAND VALUE - MARKET		98,420	
TOTAL MARKET VALUE		455,761	
SOH/AGL Deduction		41,582	
ASSESSED VALUE		414,179	
TOTAL EXEMPTION VALUE	HX HB AM	245,559	
BASE TAXABLE VALUE		168,620	
TOTAL JUST VALUE		455,761	
NCON VALUE		26,164	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		401,284	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010539	GARAGE	69,139	08/16/2023
B9502471	NEW CONSTR	86,000	01/01/1996
7020	XFOB	4,080	02/26/1991
8451	MH MOVE-ON	25,000	02/21/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/1114	5/24/2023	WD Q	Q	I	01	539,000
GRANTOR: WEBB MITCHELL A & PAT						
GRANTEE: GARY RYAN DOUGLAS &						
0588/0726	1/19/1990	WD Q	Q	V		22,000
GRANTOR: ARMSTRONG DOLORES ET						
GRANTEE: WEBB MITCHELL & PAT						

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
2	0681	POLE SHED	0	100	16	20		15.00	15.00	100	1996	1996	3	24	1,152	
3	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	1996	1996	3	72	3,212	
4	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
5	0351	CARPORT MT	0	100	30	18	SF	10.00	10.00	100	2024	2015		70	3,780	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/16/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1996;ORIG=-20,8] W12 W8 W32 S37 E52 N22 E20 N15 W20 \$	
FGR=[YR=1996;ORIG=-20,45] E20 N22 W20 S22 \$	
FOP=[YR=1996;ORIG=-72,45] S8 E52 N8 W52 \$	
FOP=[YR=1998;ORIG=0,0] W20 S8 E20 N8 \$	
FOP=[YR=2024;ORIG=-40,0] E8 S8 W8 N8 \$	

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.18	AC		1.00	1.00	1.00	19,000.00	19,000.00	98,420							

