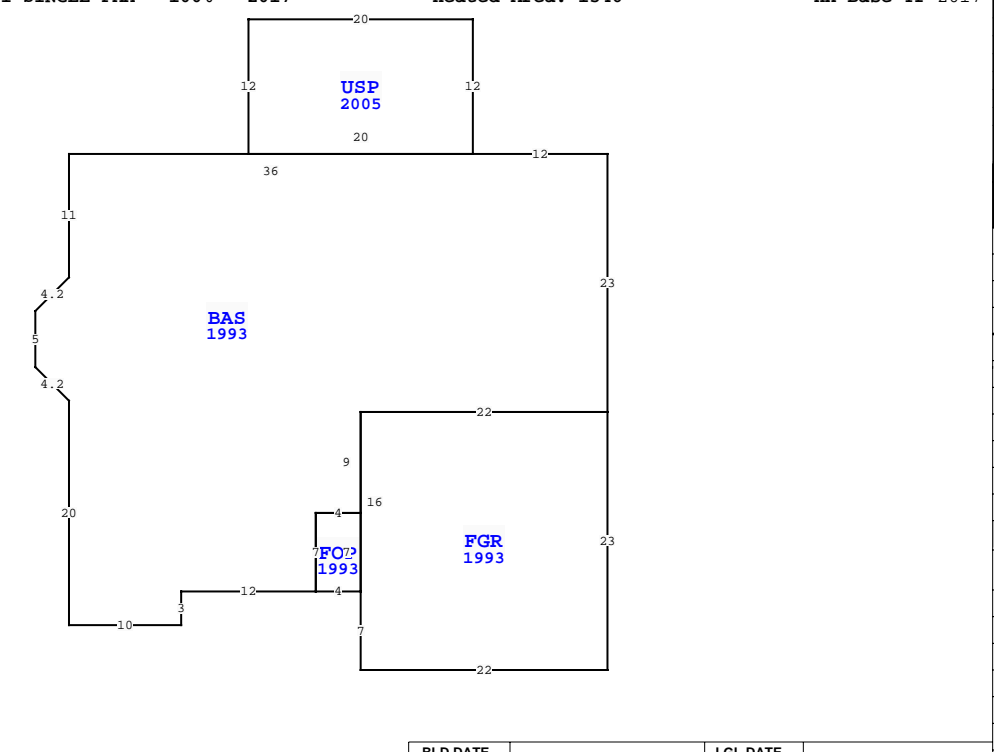




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,904	113.1900	107.53	204,737	1992	1992	0	0	23.05	76.95			
1 SINGLE FAM - 100% - 2017 Heated Area: 1546 HX Base Yr 2017														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,546	100	1,546	127,922
FGR	506	55	278	23,003
FOP	28	30	8	662
USP	240	30	72	5,957
TOTALS	2,320		1,904	157,545

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0811	CONCRETE B	0	100	0	598.00	SF	5.20	5.20	100	1992	1992	3	64	1,990	
3	0510	GARAGE WD-	0	100	16	384.00	SF	35.00	35.00	100	1990	1990	3	20	2,688	
4	0812	CONCRETE C	0	100	0	938.00	SF	4.00	4.00	100	1994	1994	3	68	2,551	
5	0866	POOL FIBER	0	100	32	576.00	SF	72.00	72.00	100	1996	1996	3	20	8,294	
6	0845	KOOL DECK	0	100	0	536.00	SF	7.25	7.25	100	1996	1996	3	72	2,798	
7	0810	CONCRETE A	0	100	0	352.00	SF	6.50	6.50	100	2007	2007	3	88	2,013	

TOTAL OB/XF														
22,854														

LAND DESCRIPTION																								
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	0004	OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	30,000.00	30,000.00	55,200							

TOTAL OB/XF														
22,854														

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			157,545
TOTAL MARKET OB/XF VALUE			22,854
TOTAL LAND VALUE - MARKET			55,200
TOTAL MARKET VALUE			235,599
SOH/AGL Deduction			83,575
ASSESSED VALUE			152,024
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			102,024
TOTAL JUST VALUE			235,599
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941155	SWIM POOL	16,975	06/01/1994
7617	NEW CONSTR	59,900	10/17/1991
6254	GARAGE	6,630	01/26/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2036/1191	3/21/2016	SW	U	I	12	190,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BAKER JASON D & KRY						
2007/0123	10/05/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W12 USP=[YR=2005] N12 W20 S12 E20\$ W36 S11 L3 D3 S5 R3 D3 S20 E10 N3 E12 FOP=[YR=1993] E4 FGR=[YR=1993] S7 E22 N23 W22 S16\$ N7 W4 S7\$ N7 E4 N9 E22 N23\$.	