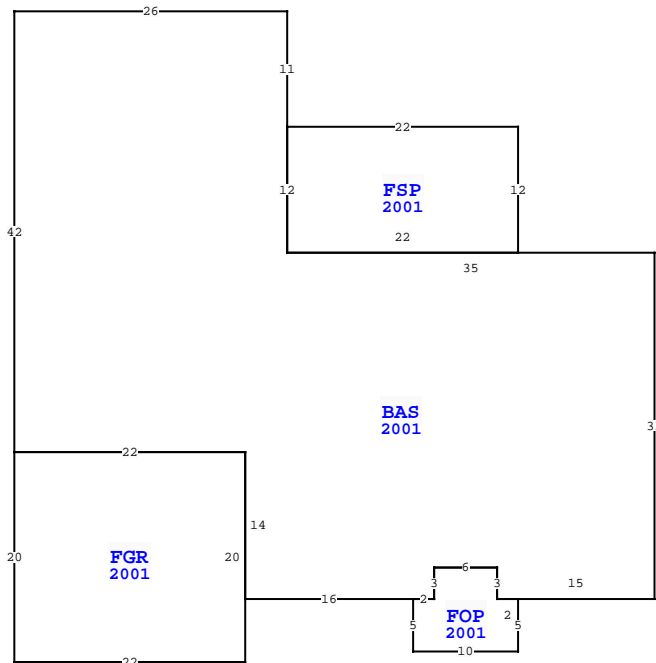


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 08
NEIGHBORHOOD/LOC	8003.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	2,285 100 2,285 239,851
FGR	440 55 242 25,402
FOP	68 30 20 2,099
FSP	264 40 106 11,126
TOTALS	3,057 2,653 278,480

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,653	100.5696	125.71	333,509	2001	2001	0	0	16.50	83.50		
1 SNGL FAM - 100% - 2022 Heated Area: 2285 HX Base Yr 2022													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE		278,480		
TOTAL MARKET OB/XF VALUE		20,862		
TOTAL LAND VALUE - MARKET		71,800		
TOTAL MARKET VALUE		371,142		
SOH/AGL Deduction		12,960		
ASSESSED VALUE		358,182		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		308,182		
TOTAL JUST VALUE		371,142		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		352,707		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015153	SHINGLES	18,704	11/02/2021
B018505	NEW CONSTR	103,556	07/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/1795	10/19/2021	WD	Q	I	01	370,000
GRANTOR: DAUGHTRY BRANDON						
GRANTEE: SHANK KIMBERLY L						
2154/0172	10/24/2017	WD	Q	I	01	267,000
GRANTOR: THORNTON WAYNE & BOBB						
GRANTEE: DAUGHTRY BRANDON						

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	455.00	SF	6.50	6.50	100	2001	2001	3	80	2,366	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
3	0812	CONCRETE C	0	100	0	3,300.00	SF	4.00	4.00	100	2003	2003	3	83	10,956	
4	0855	CONC PAVER	0	100	0	550.00	SF	10.00	10.00	100	2003	2003	3	83	4,565	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2001] W22 BAS=[YR=2001] N11 W26 S42 FGR=[YR=2001] S20 E22 N20 W22\$ E22 S14 E16 FOP=[YR=2001] S5 E10 N5 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E15 N33 W35 N12\$ S12 E22 N12\$.	

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	0006	OR	0.00	0.00	3.59	AC		1.00	1.00	1.00	20,000.00	20,000.00	71,800							