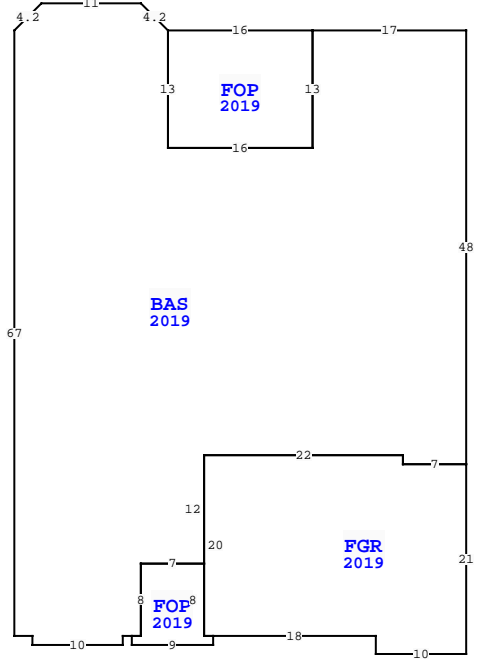


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	05
NEIGHBORHOOD/LOC	5015.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,565	100	2,565
FGR	593	55	326
FOP	65	30	20
FOP	208	30	62
TOTALS	3,431		2,973
			326,585

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2022											
Heated Area: 2565											
HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			326,585
TOTAL MARKET OB/XF VALUE			5,147
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			386,732
SOH/AGL Deduction			54,722
ASSESSED VALUE			332,010
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			282,010
TOTAL JUST VALUE			386,732
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			372,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005874	CO ISSUED	0	10/16/2019
19005874	NEW CONSTR	349,069	06/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/709	4/17/2024	LE U		I	11	100
GRANTOR: EDWARDS IRVING PAUL J						
GRANTEE: EDWARDS IRVING PAUL						
2707/707	4/17/2024	QC U		I	11	100
GRANTOR: EDWARDS IRVING P JR &						
GRANTEE: EDWARDS IRVING P JR						

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	0811	CONCRETE B	0	100	0	0			5.20	100	2019	2019	3	98	5,147	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13 S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N21 W7 N1 W22 S20 E1 S W1 N8 W7 S8 W1 S E1 N8 E7 N12 E22 S1 E7 N4 S S.	

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	000100	C	SFR			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							