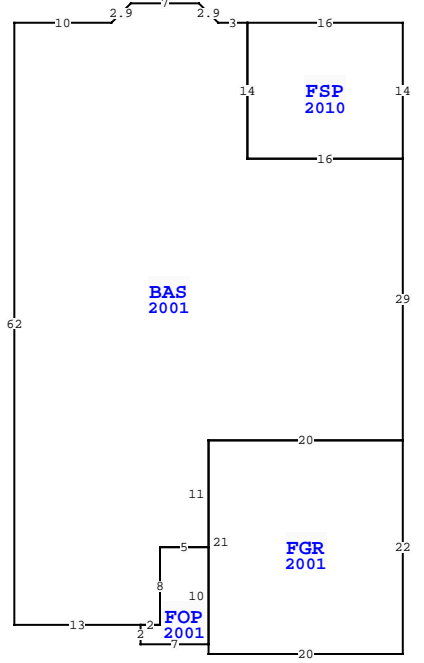


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,854	100	1,854
FGR	440	55	242
FOP	54	30	16
FSP	224	40	90
TOTALS	2,572		2,202
			297,772

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,202	118.2321	147.79	325,434	2001	2006	0	0	8.50	91.50	
1 SNGL FAM - 100% - 2022 Heated Area: 1854 HX Base Yr 2022												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			297,772
TOTAL MARKET OB/XF VALUE			8,473
TOTAL LAND VALUE - MARKET			105,000
TOTAL MARKET VALUE			411,245
SOH/AGL Deduction			76,095
ASSESSED VALUE			335,150
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			285,150
TOTAL JUST VALUE			411,245
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			398,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001626	REROOF	11,000	03/02/2020
B26223	REMODEL	4,730	07/01/2012
B25065	REMODEL	2,364	08/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/1372	3/26/2021	WD Q	Q	I	01	320,000
GRANTOR: MORSE KERRY D & SUZAN						
GRANTEE: GRANDEY PHILIP & TR						
1006/1371	9/07/2001	WD Q	Q	I		192,300
GRANTOR: BEAZER HOMES CORP						
GRANTEE: MORSE KERRY D & SUZ						

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	2001	2001	3	85	2,975	
2	0811	CONCRETE B	0	100	0	837.00	SF	5.20	5.20	100	2001	2001	3	80	3,482	
3	0462	ST/AL FNC	0	100	0	672.00	SF	10.00	10.00	100	2002	2002	3	30	2,016	
TOTALS													8,473			

BLD DATE		03/29/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2010] W16 BAS=[YR=2001] W3 U2 L2 W7 D2 L2 W10 S62 E13 FOP=[YR=2001] S2 E7 FGR=[YR=2001] S1 E20 N22 W20 S21 \$ N10 W5 S8 W2\$ E2 N8 E5 N11 E20 N29 W16 N14 \$ S14 E16 N14 \$.	

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	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000								