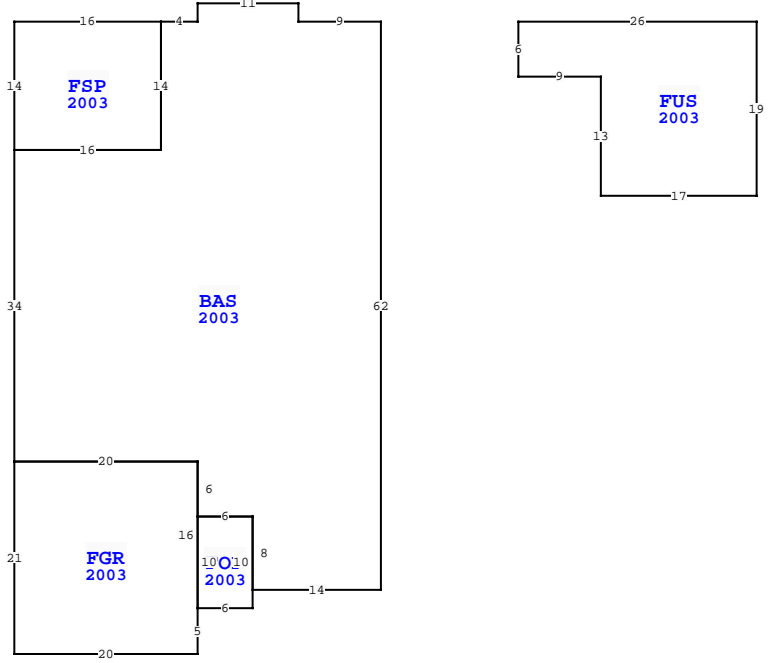


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	1,950	100	1,950
FGR	420	55	231
FOP	60	30	18
FSP	224	40	90
FUS	377	100	377
TOTALS	3,031		2,666
			360,966

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,666	120.3552	150.44	401,073	2003	2003	0	0	10.00	90.00
1 SNGL FAM - 100% - 2019 Heated Area: 2327 HX Base Yr 2019											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			360,966
TOTAL MARKET OB/XF VALUE			6,778
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			495,244
SOH/AGL Deduction			210,229
ASSESSED VALUE			285,015
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			235,015
TOTAL JUST VALUE			495,244
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			479,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310918	XFOB	2,000	01/01/2003
B0209756	NEW CONSTR	193,000	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2206/0963	6/27/2018	WD Q	Q	I	01	330,000
GRANTOR: POOLE HARRISON W & DE						
GRANTEE: MARTIN CHRISTOPHER						
1804/0112	7/20/2012	WD Q	Q	I	01	212,500
GRANTOR: JOHN CAMERON & PIPER						
GRANTEE: POOLE HARRISON W &						

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	2003	2003	3	87	3,045	
2	0810	CONCRETE A	0	100	0	692.00	SP	6.50	6.50	100	2003	2003	3	83	3,733	

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

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2003] W9 N2 W11 S2 W4 FSP=[YR=2003] W16 S14 E16 N14\$
 S14 W16 S34 FGR=[YR=2003] S21 E20 N5 FOP=[YR=2003] E6 N10 W6
 S10\$ N16 W20 \$ E20 S6 E6 S8 E14 N62\$ PTR= E15 FUS=[YR=2003]
 E26 S19 W17 N13 W9 N6\$ W15\$.

LAND DESCRIPTION																								
TOTAL OB/XF 6,778																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							