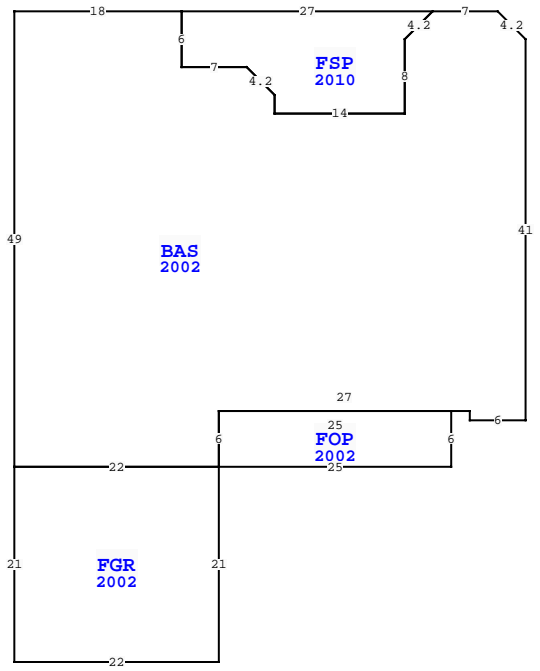


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		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	04
NEIGHBORHOOD/LOC	4043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,276	100	2,276
FGR	462	55	254
FOP	150	30	45
FSP	223	40	89
TOTALS	3,111		2,664
			348,176

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,664	116.8272	146.03	389,024	2002	2002	0	0	10.50	89.50
1 SNGL FAM - 100% - 2019 Heated Area: 2276 HX Base Yr 2019											



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				348,176	
TOTAL MARKET OB/XF VALUE				8,101	
TOTAL LAND VALUE - MARKET				127,500	
TOTAL MARKET VALUE				483,777	
SOH/AGL Deduction				188,237	
ASSESSED VALUE				295,540	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				240,540	
TOTAL JUST VALUE				483,777	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				468,317	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/1274	4/10/2018	WD	Q	I	01	295,000
GRANTOR: MASON CHRISTOPHER B &						
GRANTEE: BAUER REINHOLD & KA						
2024/1234	1/19/2016	WD	Q	I	02	298,000
GRANTOR: HAGINS H GRAYSON III						
GRANTEE: MASON CHRISTOPHER B						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
1	0500	FP-PRE FAB	0	100	0	0	
2	0811	CONCRETE B	0	100	0	0	

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	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	1,194.00	SF	5.20	5.20	100	2002	2002	3	82	5,091	
TOTAL OB/XF 8,101																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2002] U3 L3 W7 FSP=[YR=2010] W27 S6 E7 D3 R3 S2 E14 N8 U3 R3 \$ D3 L3 S8 W14 N2 U3 L3 W7 N6 W18 S49 FGR=[YR=2002] S21 E22 N21 FOP=[YR=2002] E25 N6 W25 S6 \$ W22\$ E22 N6 E27 S1 E6 N41 \$.									

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	000135	C	SFR CNSVTN	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							