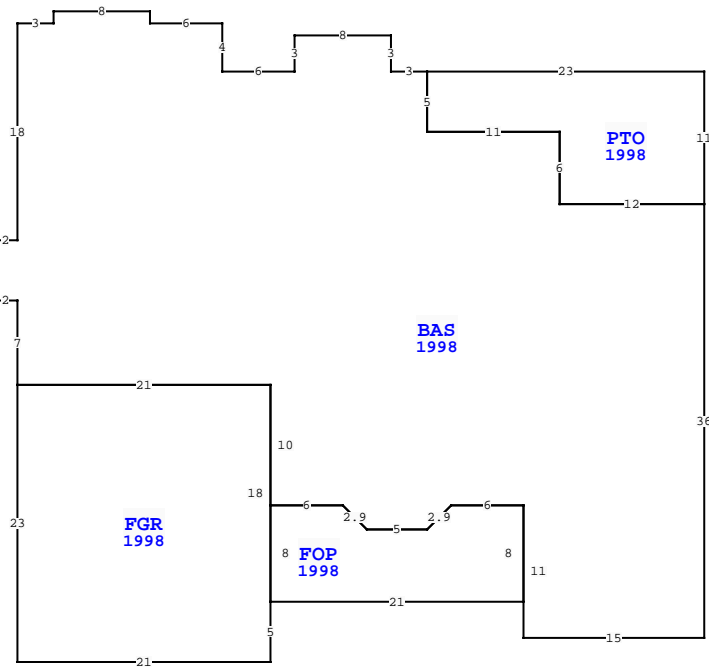




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
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	05
NEIGHBORHOOD/LOC		5001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,944	100	1,944
FGR	483	55	266
FOP	154	30	46
PTO	187	5	9
TOTALS	2,768		2,265
			231,088

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,265	100.4598	125.57	284,416	1998	1998		0	0	18.75
1 SNGL FAM - 100% - 2023 Heated Area: 1944 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			231,088
TOTAL MARKET OB/XF VALUE			18,408
TOTAL LAND VALUE - MARKET			87,500
TOTAL MARKET VALUE			336,996
SOH/AGL Deduction			0
ASSESSED VALUE			336,996
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			286,996
TOTAL JUST VALUE			336,996
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			328,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974347	NEW CONSTR	80,000	10/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1425	9/19/2022	SW	Q	I	01	410,000
GRANTOR: CLASS INVESTMENTS COM						
GRANTEE: WILLIAMS FRANKLIN L						
2574/0633	7/23/2022	WD	U	I	37	265,000
GRANTOR: HADDOCK SPENCER B						
GRANTEE: CLASS INVESTMENTS C						

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	22	28	616.00	SF	5.20	5.20	100	1997	1997	3	73	2,338	
2	0811	CONCRETE B	0 100	0	0	672.00	SF	5.20	5.20	100	1998	1998	3	75	2,621	
3	0510	GARAGE WD-	0 100	28	32	896.00	SF	35.00	35.00	100	1997	1997	3	25	7,840	
4	0940	SHEDS/PORT	0 100	8	22	176.00	SF	13.20	13.20	100	1980	1980	3	20	465	
5	0811	CONCRETE B	0 100	0	0	557.00	SF	5.20	5.20	100	1993	1993	3	66	1,912	
6	0681	POLE SHED	0 100	10	22	220.00	SF	15.00	15.00	100	1997	1997	3	25	825	
7	0476	VF 6 SBPL	0 100	0	0	36.00	LF	32.00	32.00	100	2000	2000	3	52	599	
8	0810	CONCRETE A	0 100	0	0	352.00	SF	6.50	6.50	100	2000	2000	3	79	1,808	

BUILDING NOTES			
BLD DATE			
XF DATE			
LGL DATE			
LAND DATE			
INC DATE			
AG DATE			

BUILDING DIMENSIONS											
PTO=[YR=1998] W23 BAS=[YR=1998] W3 N3 W8 S3 W6 N4 W6 N1 W8 S1 W3 S18 W2 S5 E2 S7 FGR=[YR=1998] S23 E21 N5 FOP=[YR=1998] E21 N8 W6 D2 L2 W5 L2 U2 W6 S8 \$ N18 W21 \$ E21 S10 E6 D2 R2 E5 U2 R2 E6 S11 E15 N36 W12 N6 W11 N5 \$ S5 E11 S6 E12 N11 \$.											

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	0005	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							