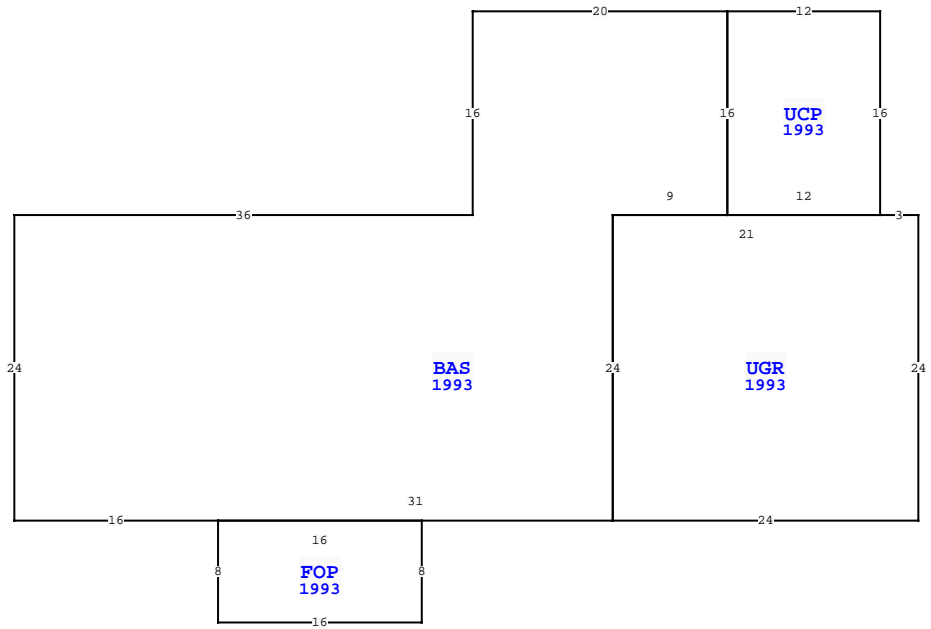




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	13	LVT/LAMMT	70	
Interior Floor	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1. 100		
Units		0	100	
BUD8 Adjustme	06	DIST 1D	100	
Occupancy	00	NONE	100	
Quality	02	Quality Level	02	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	1,448	166,948
FOP	128	30	38	4,382
UCP	192	20	38	4,382
UGR	576	45	259	29,862
TOTALS	2,344		1,783	205,572

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,783	103.9300	129.91	231,630	1977	2000	0	0	11.25	88.75	
1 SNGL FAM - 100% - 2023 Heated Area: 1448 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			205,572
TOTAL MARKET OB/XF VALUE			864
TOTAL LAND VALUE - MARKET			54,000
TOTAL MARKET VALUE			260,436
SOH/AGL Deduction			1,632
ASSESSED VALUE			258,804
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			208,804
TOTAL JUST VALUE			260,436
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008258	REPAIR/RRF	11,800	09/08/2020
8638	ADDITION	12,434	01/25/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/1588	12/16/2022	WD	Q	I	01	289,000
GRANTOR: JFCB HOLDINGS LLC						
GRANTEE: PETERS BRIAN REYNOL						
2553/1601	4/07/2022	WD	Q	I	01	200,000
GRANTOR: FREEBURN CLAUD O JR						
GRANTEE: JFCB HOLDING LLC						

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	0681	POLE SHED	0	100	12	24		15.00	15.00	100	1993	1993	3	20	864	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
UGR=[YR=1993] W3 UCP=[YR=1993] N16 W12 BAS=[YR=1993] W20 S16 W36 S24 E16 FOP=[YR=1993] S8 E16 N8 W16\$ E31 N24 E9 N16\$ S16 E12\$ W21 S24 E24 N24\$.	

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	0004	OR	0.00	0.00	1.80	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,000							