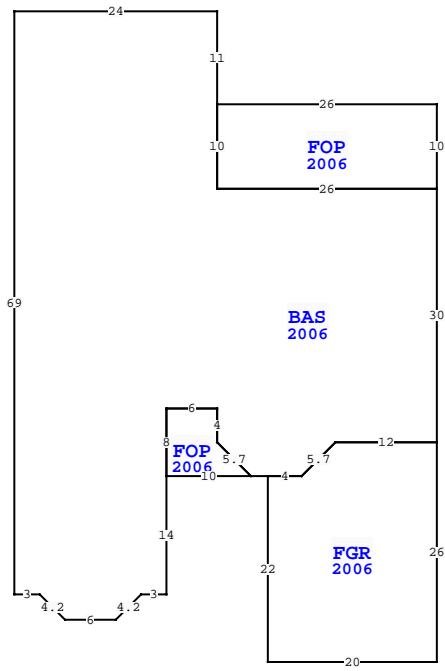


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,371	100	2,371
FGR	496	55	273
FOP	56	30	17
FOP	260	30	78
TOTALS	3,183		2,739

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,739	111.8400	139.80	382,912	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 0% - 2023 Heated Area: 2371 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			350,364
TOTAL MARKET OB/XF VALUE			10,354
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			525,718
SOH/AGL Deduction			0
ASSESSED VALUE			525,718
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			525,718
TOTAL JUST VALUE			525,718
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			527,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16929	NEW CONSTR	2,000	03/01/2006
M11042	H/AC	0	02/01/2006
P10555	NEW CONSTR	0	01/01/2006
C16355	CO ISSUED	240,000	10/01/2005
R08427	REPAIR/RRF	5,000	10/01/2005
R08453	REPAIR/RRF	5,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/0201	5/11/2022	WD Q	Q	I	01	530,000
GRANTOR: SPIVEY JAMES R & CHRI						
GRANTEE: THOMPSON CHARLES E						
2471/1150	6/18/2021	WD Q	Q	I	01	419,000
GRANTOR: BOEHM-LAWSON WENDY &						
GRANTEE: SPIVEY JAMES R						

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	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	0	43	16	SF	6.50	6.50	100	2006	2006	3	87	3,891	
3	0810	CONCRETE A	0	0	40	3	SF	6.50	6.50	100	2006	2006	3	87	679	
4	0462	ST/AL FNC	0	0	100	0	SF	10.00	10.00	100	2010	2010	3	60	2,400	
5	0463	FENCE GATE	0	0	0	0	UT	300.00	300.00	100	2010	2010	3	78	234	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/18/2024	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS											
FOP=[YR=2006] W26 BAS=[YR=2006] N11 W24 S69 E3 D3 R3 E6 R3 U3 E3 N14 FOP=[YR=2006] E10 U4 L4 N4 W6 S8\$ N8 E6 S4 R4 D4 E2 FGR=[YR=2006] S22 E20 N26 W12 L4 D4 W4\$ E4 U4 R4 E12 N30 W26 N10\$ S10 E26 N10\$.											

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	DPTH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							