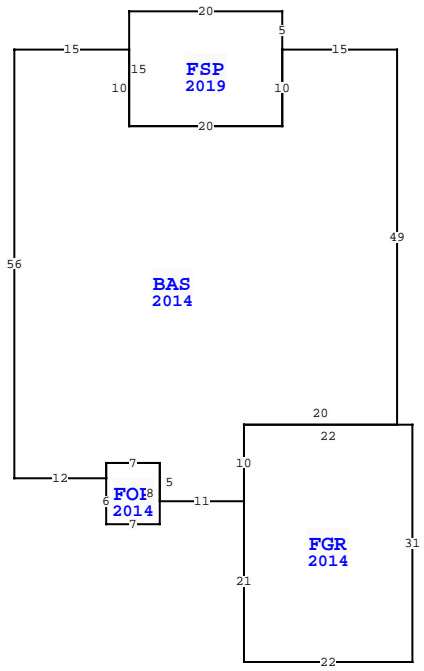




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,479	100	2,479
FGR	682	55	375
FOP	56	30	17
FSP	300	40	120
TOTALS	3,517		2,991
			378,931

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,991	106.1260	132.66	396,786	2014	2014	0	0	4.50	95.50
1 SNGL FAM - 100% - 2024 Heated Area: 2479 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	378,931		
TOTAL MARKET OB/XF VALUE	32,127		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	486,058		
SOH/AGL Deduction	216,296		
ASSESSED VALUE	269,762		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	219,762		
TOTAL JUST VALUE	486,058		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	459,419		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327804	CO ISSUED	0	06/17/2014
B1327804	NEW CONSTR	302,925	10/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/632	7/28/2023	WD Q	Q	I	02	625,000
GRANTOR: SPEIGHTS LAMAR AND AB						
GRANTEE: FISHER DAVID J & LI						
2534/0497	1/31/2022	SW U	U	I	11	100
GRANTOR: SPEIGHTS LAMAR JR & A						
GRANTEE: SPEIGHTS LAMAR AND						

EXTRA FEATURES														BLD DATE		LGL DATE		MLU		
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	BLD DATE	XF DATE	LGL DATE	AG DATE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360				04/08/2024	MLU
2	0810	CONCRETE A	0	100	0	1,494.00	SF	6.50	6.50	100	2014	2014	3	95	9,225					
3	0855	CONC PAVER	0	100	45	18	SF	10.00	10.00	100	2014	2014	3	95	7,695					
4	0855	CONC PAVER	0	100	50	3	SF	10.00	10.00	100	2014	2014	3	95	1,425					
5	0462	ST/AL FNC	0	100	330	0	SF	10.00	10.00	100	2014	2014	3	75	9,900					
6	0463	FENCE GATE	0	100	0	0	UT	300.00	300.00	100	2014	2014	3	87	522					
														TOTAL OB/XF		32,127				

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2014] W15 FSP=[YR=2019] N5 W20 S15 E20 N10 \$ S10 W20 N10 W15 S56 E12 FOP=[YR=2014] S6 E7 N8 W7 S2 \$ N2 E7 S5 E11 FGR=[YR=2014] S21 E22 N31 W22 S10 \$ N10 E20 N49 \$.			

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							