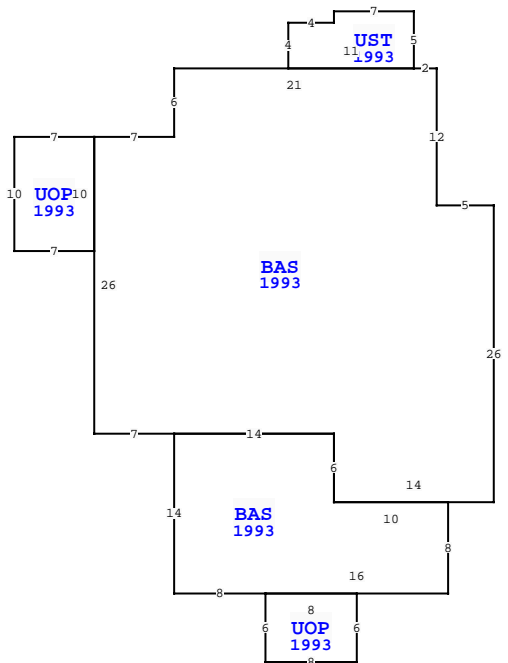


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	26 AL SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 08
NEIGHBORHOOD/LOC	8026.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	276 100 276 38,056
BAS	1,102 100 1,102 151,947
UOP	48 20 10 1,379
UOP	70 20 14 1,930
UST	51 45 23 3,171
TOTALS	1,547 1,425 196,484

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,425	121.2120	151.52	215,916	1925	2005	0	0	9.00	91.00	
1 SNGL FAM - 0% - 2024 Heated Area: 1378 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			196,484
TOTAL MARKET OB/XF VALUE			11,476
TOTAL LAND VALUE - MARKET			57,050
TOTAL MARKET VALUE			265,010
SOH/AGL Deduction			0
ASSESSED VALUE			265,010
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			265,010
TOTAL JUST VALUE			265,010
NCON VALUE			37,442
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			184,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413886	REPAIR/RRF	9,700	04/01/2014
B25948	ADDITION	17,866	04/01/2012
M16621	H/AC	0	10/01/2011
B25141	REMODEL	0	09/01/2011
B25107	DEMOLITION	100	09/01/2011
3953	REPAIR/RRF	2,900	03/18/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/1628	12/05/2023	WD	Q	I	01	310,000
GRANTOR: BRUNELLE MICHAEL K &						
GRANTEE: MOORE CHRISTOPHER L						
2315/0507	10/11/2019	WD	Q	I	01	160,000
GRANTOR: PAYNE MICHAEL & KATHE						
GRANTEE: BRUNELLE MICHAEL K						

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	0940	SHEDS/PORT	0	0	6	10	SF	21.30	21.30	100	1980	1980	3	20	256	
2	0504	FP-ELECTRI	0	0	0	0	UT	2,000.00	2,000.00	100	1925	1925	3	20	400	
3	0510	GARAGE WD-	0	0	0	0	SF	35.00	35.00	100	2012	2012	3	68	8,568	
4	0351	CARPORT MT	0	0	0	0	SF	10.00	10.00	100	2012	2012	3	55	1,980	
5	0462	ST/AL FNC	0	0	0	0	SF	10.00	10.00	100	2012	2012	3	68	272	
TOTALS													11,476			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W5 N12 W2 W21 S6 W7 S26 E7 E14 S6 E14 N26 \$	
BAS=[YR=1993;ORIG=-28,20] S14 E8 E16 N8 W10 N6 W14 \$	
UOP=[YR=1993;ORIG=-35,-6] W7 S10 E7 N10 \$	
UST=[YR=1993;ORIG=-7,-12] N5 W7 S1 W4 S4 E11 \$	
UOP=[YR=1993;ORIG=-20,34] S6 E8 N6 W8 \$	

LAND DESCRIPTION		TOTAL OB/XF													11,476									
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	0	0005	OR	0.00	0.00	1.63	AC		1.00	1.00	1.00	35,000.00	35,000.00	57,050							