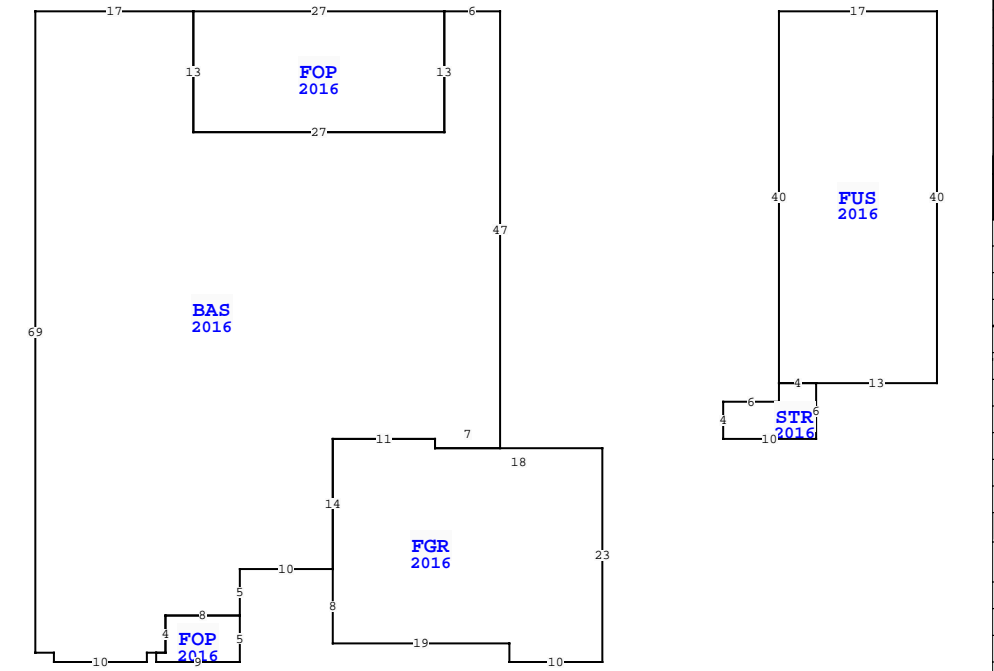


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	4	100	
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units	0	100	
Occupancy	00	NONE	100
Quality	04	Quality Level	04
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	2,580	100	2,580
FGR	640	55	352
FOP	41	30	12
FOP	351	30	105
FUS	680	100	680
STR	48	10	5
TOTALS	4,340		3,734
			497,766

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,734	109.9980	137.50	513,425	2016	2016	0	0	3.05	96.95
1 SNGL FAM - 0% - 0 Heated Area: 3260 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			497,766
TOTAL MARKET OB/XF VALUE			108,657
TOTAL LAND VALUE - MARKET			280,000
TOTAL MARKET VALUE			886,423
SOH/AGL Deduction			258,382
ASSESSED VALUE			628,041
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			628,041
TOTAL JUST VALUE			886,423
NCON VALUE			78,825
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			830,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2309330	INGROUND POOL	100,000	07/20/2023
20005651	XFOB	134,467	06/30/2020
B1632244	CO ISSUED	0	11/14/2016
B1632244	NEW CONSTR	398,238	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/1171	2/13/2019	QC	U	I	11	100

GRANTOR: COLLINS NICKY MAX & S
GRANTEE: URSO FRANK VINCENT
1871/0860 7/26/2013 WD U V 11 100
GRANTOR: HIGGINBOTHAM ALBERT L
GRANTEE: URSO FRANK VINCENT

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	0	0	1,147.00	SF	5.20	5.20	100	2016	2016	3	96	5,726	
2	0680	POLE SHED	0	0	60	48	SF	9.00	9.00	100	2020	2020	3	93	24,106	
3	0861	POOL GUNIT	0	0	0	625.00	SF	85.00	85.00	100	2024	2023		100	53,125	
4	0857	SANDSTONE/	0	0	0	1,175.00	SF	16.00	16.00	100	2024	2023		100	18,800	
5	0462	ST/AL FNC	0	0	100	0	SF	10.00	10.00	100	2024	2023		100	4,000	
6	0463	FENCE GATE	0	0	0	3.00	UT	300.00	300.00	100	2024	2023		100	900	
7	0871	POOL HTR R	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

TOTAL OB/XF												108,657											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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		OR	0.00	0.00	20.00	AC		1.00	1.00	14,000.00	14,000.00	280,000							

LAND DESCRIPTION												TOTAL OB/XF						108,657					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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		OR	0.00	0.00	20.00	AC		1.00	1.00	14,000.00	14,000.00	280,000							