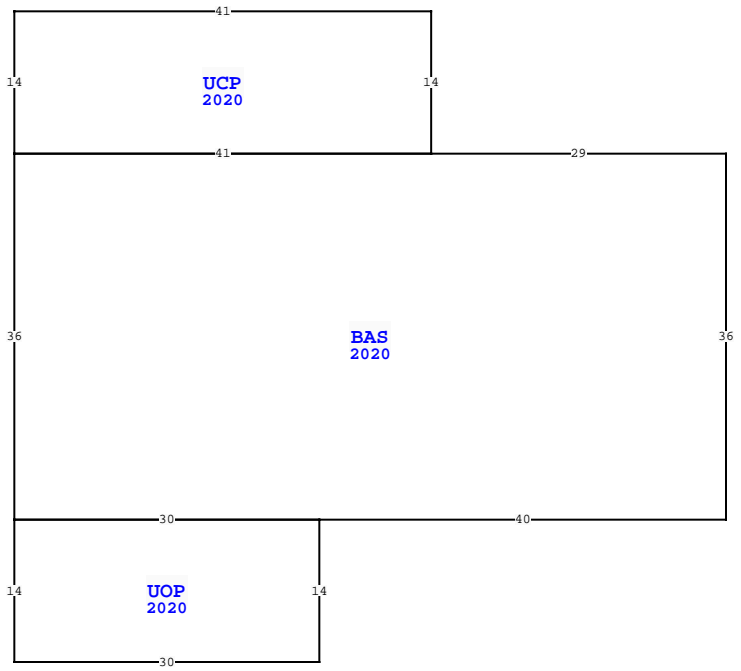


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur		N/A 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,520	100	2,520
UCP	574	20	115
UOP	420	20	84
TOTALS	3,514		2,719
			54,014

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1												Garage Res - 0% - 0	
												Heated Area: 2520	HX Base Yr



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			54,014
TOTAL MARKET OB/XF VALUE			56,254
TOTAL LAND VALUE - MARKET			287,100
TOTAL MARKET VALUE			199,848
SOH/AGL Deduction			0
ASSESSED VALUE			199,848
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			199,848
TOTAL JUST VALUE			397,368
NCON VALUE			46,393
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,532
ALSO OWNS ADJCNT (200 AC) PRCL 28-3N-25-0000-0001			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003740	GARAGE	0	05/04/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/0973	11/25/2019	WD Q	Q	V	01	534,500
GRANTOR: BARNES-STEVENSON ROBIN						
GRANTEE: BRIDGES ROBERT D &						
1878/0175	9/06/2013	WD Q	Q	V	02	449,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: BARNES-STEVENSON ROBI						

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	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	
2	0810	CONCRETE A	0	0	0	600.00	SF	6.50	6.50	100	2020	2020	3	99	3,861	
3	0680	POLE SHED	0	0	75	1,950.00	SF	10.00	10.00	100	2024	2022		98	19,110	
4	0680	POLE SHED	0	0	58	2,784.00	SF	10.00	10.00	100	2024	2022		98	27,283	
TOTALS																

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	05/19/2023	MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS	[YR=2020;ORIG=0,0]	W29 W41 S36 E30 E40 N36 \$	
UCP	[YR=2020;ORIG=-29,0]	N14 W41 S14 E41 \$	
UOP	[YR=2020;ORIG=-70,36]	S14 E30 N14 W30 \$	

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	55.95	AC		1.00	1.00	1.00	795.00	795.00	44,480							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	44.89	AC		1.00	1.00	1.00	225.00	225.00	10,100							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	100.84	AC		1.00	1.00	0.50	5,000.00	2,500.00	252,100							