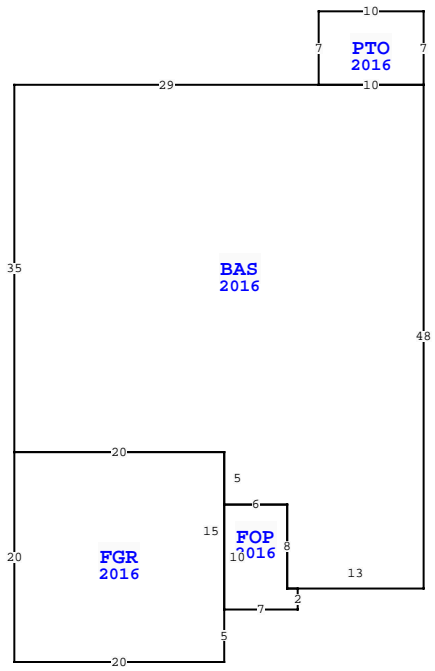




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	08	SHT VINYL 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4144.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,564	100	1,564
FGR	400	55	220
FOP	62	30	19
PTO	70	5	4
			SUBAREA MARKET VALUE
			163,283
			22,969
			1,984
			418
TOTALS	2,096		1,807
			188,652

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,807	113.2950	107.63	194,487	2016	2016	0	0	3.00	97.00
1 SINGLE FAM - 0% - 0 Heated Area: 1564 HX Base Yr											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		188,652	
TOTAL MARKET OB/XF VALUE		2,988	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		266,640	
SOH/AGL Deduction		38,923	
ASSESSED VALUE		227,717	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		227,717	
TOTAL JUST VALUE		266,640	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,166	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632369	CO ISSUED	0	11/21/2016
B1632369	NEW CONSTR	196,685	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/1209	8/13/2019	WD Q	Q	I	01	212,000
GRANTOR: BENTON RITCHIE C & JA						
GRANTEE: ACKER RONALD P JR &						
2085/1161	11/23/2016	SW Q	Q	I	01	174,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: BENTON RITCHIE C &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	546.00	SF	5.20	5.20	100	2016
2	0810	CONCRETE A	0	0	0	42.00	SF	6.50	6.50	100	2016

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES											
BUILDING DIMENSIONS											
PTO=[YR=2016] W10 S7 BAS=[YR=2016] W29 S35 FGR=[YR=2016] S20 E20 N5 FOP=[YR=2016] E7 N2 W1 N8 W6 S10\$ N15 W20\$ E20 S5 E6 S8 E13 N48 W10\$ E10 N7\$.											

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							