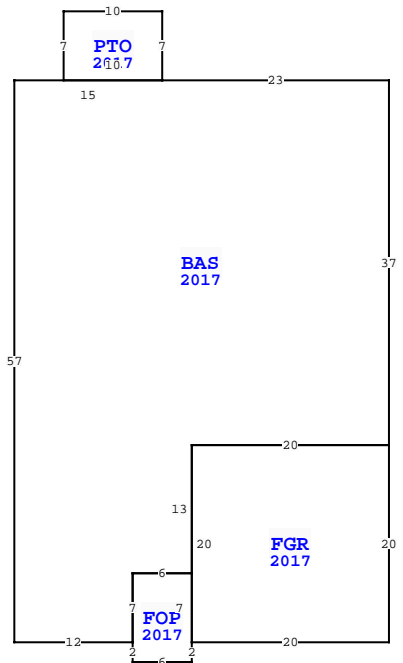




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	08 SHT VINYL 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	4144.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	1,724 100 1,724 179,100
FGR	400 55 220 22,855
FOP	54 30 16 1,662
PTO	70 5 4 415
TOTALS	2,248 1,964 204,032

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 2018	106.55	209,264	2017	2017	0	0	2.50	97.50	
Heated Area: 1724				HX Base Yr 2018								



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			204,032
TOTAL MARKET OB/XF VALUE			4,607
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			283,639
SOH/AGL Deduction			156,628
ASSESSED VALUE			127,011
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			77,011
TOTAL JUST VALUE			283,639
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			272,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706189	1 DOOR	0	10/01/2017
17004798	CO ISSUED	0	05/31/2017
B1701095	NEW CONSTR	214,327	02/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/1800	5/29/2024	WD	Q	I	01	350,000
GRANTOR: O'BRIANT AMY						
GRANTEE: JOLLEY RONALD G & B						
2292/0450	7/22/2019	QC	U	I	11	100
GRANTOR: FARRAR GARY						
GRANTEE: AMY O'BRIANT						

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	100	0	0			619.00	100	2017	2017	3	97	3,122	
2	0855	CONC PAVER	0	100	0	0			150.00	100	2024	2020		99	1,485	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W23 PTO=[YR=2017] N7 W10 S7 E10\$ W15 S57 E12 FOP=[YR=2017] S2 E6 N2 FGR=[YR=2017] E20 N20 W20 S20\$ N7 W6 S7\$ N7 E6 N13 E20 N37\$.	

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							