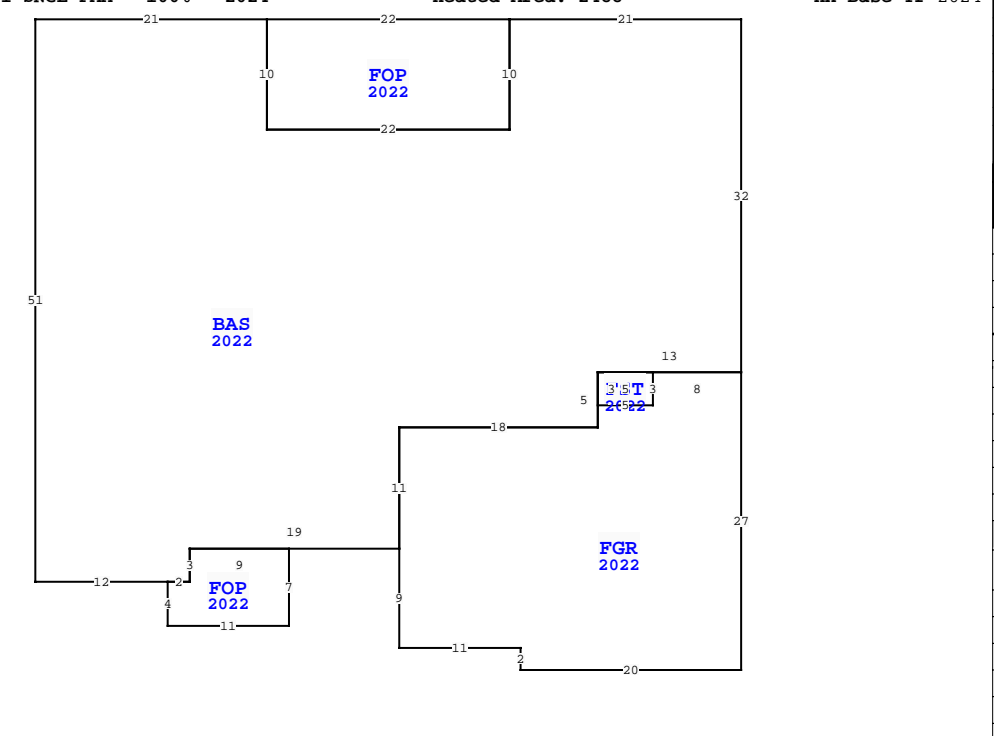


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,982	100.9090	126.14	376,149	2022	2022	0	0	0	0.00	100.00

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		376,149		
TOTAL MARKET OB/XF VALUE		9,180		
TOTAL LAND VALUE - MARKET		75,000		
TOTAL MARKET VALUE		460,329		
SOH/AGL Deduction		0		
ASSESSED VALUE		460,329		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		410,329		
TOTAL JUST VALUE		460,329		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		441,513		



Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4087.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,488	100	2,488	313,836
FGR	725	55	399	50,330
FOP	71	30	21	2,649
FOP	220	30	66	8,325
FST	15	55	8	1,009
TOTALS	3,519		2,982	376,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018628	CO ISSUED	0	12/20/2022
B2206164	NEW CONSTR	421,488	04/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/1054	1/06/2023	WD Q	Q	I	02	627,500

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	0855	CONC PAVER	0	100	0	849.00	SF	10.00	10.00	100	2022	2022	3	100	8,490	
2	0855	CONC PAVER	0	100	0	69.00	SF	10.00	10.00	100	2022	2022	3	100	690	

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	DPHT 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							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2022] W21 FOP=[YR=2022] W22 S10 E22 N10\$ S10 W22 N10 W21 S51 E12 FOP=[YR=2022] S4 E11 N7 W9 S3 W2 \$ E2 N3 E19 FGR=[YR=2022] S9 E11 S2 E20 N27 W8 FST=[YR=2022] S3 W5 N3 E5 \$ W5 S5 W18 S11\$ N11 E18 N5 E13 N32\$.												

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	DPHT 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							