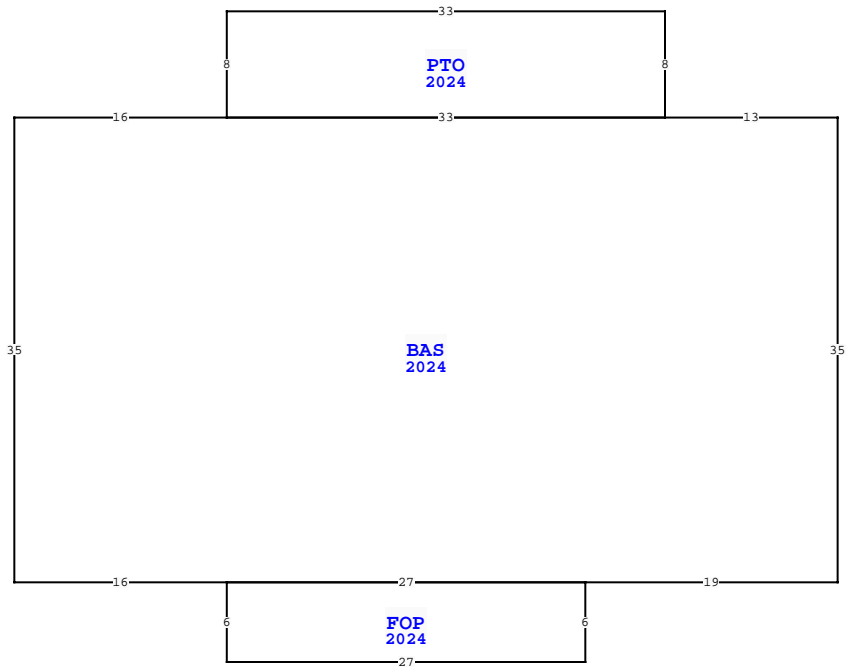


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Interior Floor	01	NONE	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level	03
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,170	100	2,170
FOP	162	30	49
PTO	264	5	13
			SUBAREA MARKET VALUE
			289,738
			6,542
			1,736
TOTALS	2,596		2,232
			298,017

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2024								
Heated Area: 2170						HX Base Yr 2024					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			298,017
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			349,400
TOTAL MARKET VALUE			446,062
SOH/AGL Deduction			71,602
ASSESSED VALUE			374,460
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			324,460
TOTAL JUST VALUE			647,417
NCON VALUE			298,017
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010477	CO ISSUED		08/15/2023
23002525	NEW CONSTR	372,360	02/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/1210	7/14/2022	WD	U	V	11	100

GRANTOR: CHAPMAN HUBERT W SR &
 GRANTEE: WHITLEY JOSEPH M &

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=110,10] W13 W33 W16 S35 E16 E27 E19 N35 \$	
FOP=[YR=2024;ORIG=64,45] S6 E27 N6 W27 \$	
PTO=[YR=2024;ORIG=64,2] E33 S8 W33 N8 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 0																								
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	005000	C	RURAL HOME	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	6.10	AC		1.00	1.00	1.00	370.00	370.00	2,257							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	70,000							
4	005901	A	HARDWOOD SI	0		OR			3.50	AC		1.00	1.00	1.00	225.00	225.00	788							
5	009910	M	MKT.VAL.AG	0		OR			19.60	AC		1.00	1.00	1.00	14,000.00	14,000.00	274,400							