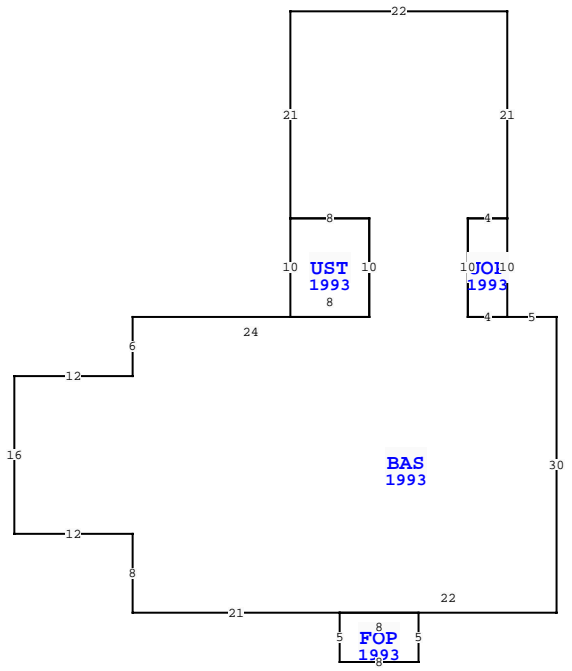


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	15	CONC BLOCK	80	
Exterior Wall	08	WD ON PLY	20	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	100	
Air Condition	01	NONE	100	
Heating Type	02	CONVECTION	100	
Bedrooms		2	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	06	DIST 1D	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC		1290.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100	2,044	128,649
FOP	40	30	12	755
UOP	40	20	8	504
UST	80	45	36	2,266
TOTALS	2,204		2,100	132,174

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,100	86.0440	81.74	171,654	1961	1980	0	0	23.00	77.00		
1 SINGLE FAM - 0% - 0 Heated Area: 2044 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			132,174
TOTAL MARKET OB/XF VALUE			6,105
TOTAL LAND VALUE - MARKET			98,010
TOTAL MARKET VALUE			236,289
SOH/AGL Deduction			63,408
ASSESSED VALUE			172,881
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			172,881
TOTAL JUST VALUE			236,289
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			230,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E10469	CHNGE SRVC	0	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2320/1243	11/01/2019	WD	Q	I	01	147,000
GRANTOR: SELF MICHAEL & PHILLI						
GRANTEE: MCANINCH TERRIE L						
2275/0409	5/15/2019	QC	U	I	11	100
GRANTOR: SELF EMMA JEAN						
GRANTEE: SELF MICHAEL L & PH						

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0811	CONCRETE B	0	0	0	1,107.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,871	
3	0940	SHEDS/PORT	0	0	0	320.00	SF	20.10	20.10	100	1981	1981	3	20	1,286	
4	0351	CARPORT MT	0	0	0	600.00	SF	10.00	10.00	100	2004	2004	3	22	1,320	

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

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W22 S21 UST=[YR=1993] S10 E8 N10 W8\$ E8 S10 W24 S6 W12 S16 E12 S8 E21 FOP=[YR=1993] S5 E8 N5 W8 \$ E22 N30 W5 UOP=[YR=1993] N10 W4 S10 E4\$ W4 N10 E4 N21\$.													

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		CI	0.00	0.00	78,408.00	SF		1.00	1.00	1.00	1.25	1.25	98,010							