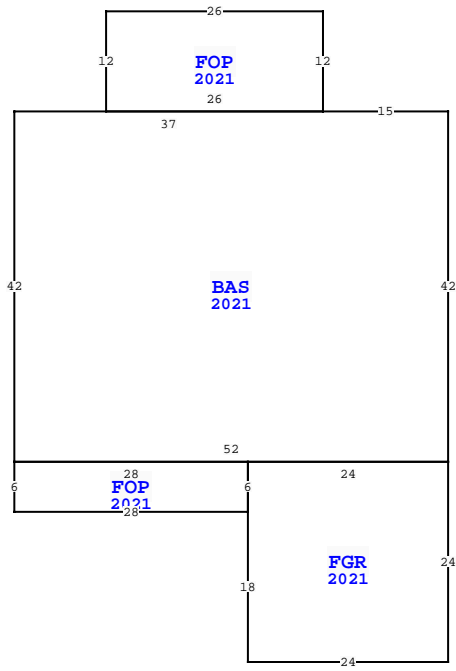




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,184	100	2,184
FGR	576	55	317
FOP	168	30	50
FOP	312	30	94
TOTALS	3,240		2,645
			327,025

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,645	99.4080	124.26	328,668	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2024 Heated Area: 2184 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			327,025
TOTAL MARKET OB/XF VALUE			11,643
TOTAL LAND VALUE - MARKET			152,190
TOTAL MARKET VALUE			490,858
SOH/AGL Deduction			0
ASSESSED VALUE			490,858
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			440,858
TOTAL JUST VALUE			490,858
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			476,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000003	CO ISSUED	0	08/02/2021
20001395	NEW CONSTR	304,949	02/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/1373	5/07/2018	WD Q	Q	V	02	64,000
GRANTOR: BELL GEORGE JEFFERSON						
GRANTEE: HODGE DARRELL L SR						

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	100	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0811	CONCRETE B	0	100	0	716.00	SF	5.20	5.20	100	2021	2021	3	99	3,686	
3	0351	CARPORT MT	0	100	35	700.00	SF	6.90	6.90	100	2021	2021	3	93	4,492	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/16/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W15 FOP=[YR=2021] N12 W26 S12 E26\$ W37 S42 FOP=[YR=2021] S6 E28 FGR=[YR=2021] S18 E24 N24 W24 S6 \$ N6 W28\$ E52 N42\$.	

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	000115	C	SFR ACRES	100		OR	0.00	0.00	8.01	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,190									