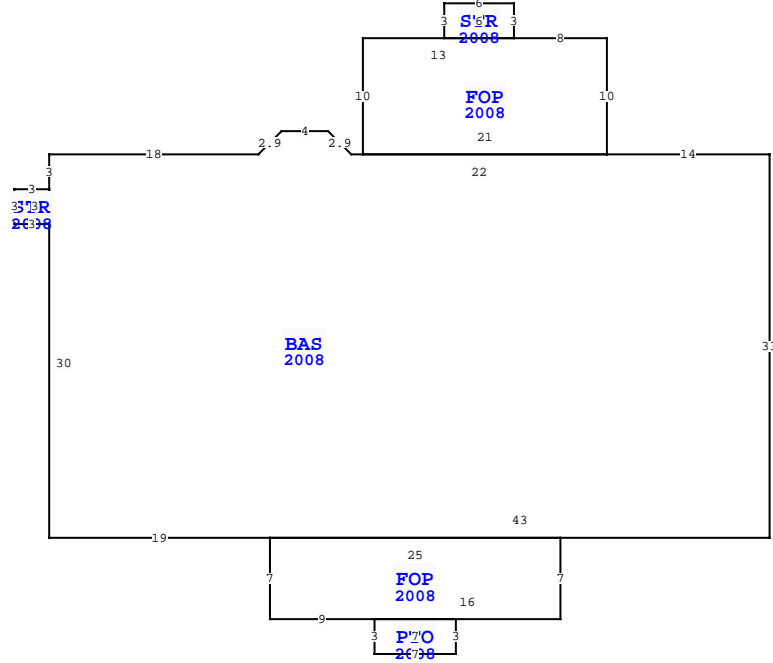


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
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	2,058	100	2,058
FOP	175	30	52
FOP	210	30	63
PTO	21	5	1
STR	9	10	1
STR	18	10	2
TOTALS	2,491		2,177
			285,350

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,177	118.1488	147.69	321,521	2008	2008	0	0	11.25	88.75
2 SNGL FAM - 100% - 2022											
Heated Area: 2058											
HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			285,350
TOTAL MARKET OB/XF VALUE			8,684
TOTAL LAND VALUE - MARKET			122,250
TOTAL MARKET VALUE			416,284
SOH/AGL Deduction			91,238
ASSESSED VALUE			325,046
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			275,046
TOTAL JUST VALUE			416,284
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			404,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13222	MECH OTHER	0	08/01/2007
P12562	OTHER	0	07/01/2007
C20079	CO ISSUED	165,000	06/01/2007
B20079	NEW CONSTR	165,000	06/01/2007
E19473	ELEC OTHER	2,000	06/01/2007
R10473	REPAIR/RRF	5,500	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/0717	2/27/2020	SW	U	I	12	260,000
GRANTOR: FEDERAL HOME LOAN MTG						
GRANTEE: ROWE CRAIG W SR & C						
2308/0319	9/19/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL HOME LOAN M						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2008
2	0810	CONCRETE A	0	100	0	489.00	SF	6.50	6.50	100	2008
3	0940	SHEDS/PORT	0	100	12	144.00	SF	30.00	30.00	100	2008
4	0681	POLE SHED	0	100	12	144.00	SF	15.00	15.00	100	2008

TOTAL OB/XF											
8,684											
BLD DATE	02/04/2008	RKDJ	LGL DATE								
XF DATE	02/04/2008	RK	LAND DATE	06/16/2023							
INC DATE			AG DATE	MLU							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2008] W14 FOP=[YR=2008] N10 W8 STR=[YR=2008] N3 W6 S3 E6 \$ W13 S10 E21 \$ W22 U2 L2 W4 D2 L2 W18 S3 STR=[YR=2008] W3 S3 E3 N3 \$ S30 E19 FOP=[YR=2008] S7 E9 PTO=[YR=2008] S3 E7 N3 W7 \$ E16 N7 W25 \$ E43 N33 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.89	AC	1.00