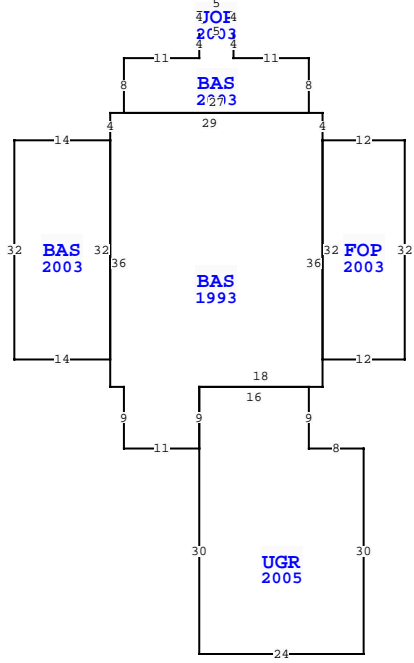




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2.5	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	100	
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,339	100	1,339
BAS	236	100	236
BAS	448	100	448
FOP	384	30	115
UGR	864	45	389
UOP	20	20	4
TOTALS	3,291		2,531

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,531	102.2400	97.13	245,836	1922	1975	0	0	19.00	81.00		
1 SINGLE FAM - 100% - 1993 Heated Area: 2023 HX Base Yr 1993													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			199,127
TOTAL MARKET OB/XF VALUE			3,448
TOTAL LAND VALUE - MARKET			361,200
TOTAL MARKET VALUE			247,815
SOH/AGL Deduction			158,788
ASSESSED VALUE			89,027
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			39,027
TOTAL JUST VALUE			563,775
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			554,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003392	PRIVATE PROVIDER	74,818	03/25/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1254/0657	8/23/2004	QC	U	I	01	30,000
GRANTOR: LLOYD CHERYL JOY						
GRANTEE: WHITLEY CHERYL J &						
0622/0867	3/27/1991	PR	U	I	07	100
GRANTOR: VANZANT ROLLAND P/R						
GRANTEE: LLOYD CHERYL JOY						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		01/01/2019	01/01/2019
			KB

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2003] W12 BAS=[YR=1993] N4 W2 BAS=[YR=2003] N8 W11 N4 UOP=[YR=2003] N4 W5 S4 E5 \$ W5 S4 W11 S8 E27 \$ W29 S4 BAS=[YR=2003] W14 S32 E14 N32 \$ S36 E2 S9 E11 UGR=[YR=2005] S30 E24 N30 W8 N9 W16 S9 \$ N9 E18 N36 \$ S32 E12 N32 \$.	

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	0940	SHEDS/PORT	0	100	24	10			12.00	100	1985	1985	3	20	576	
2	0940	SHEDS/PORT	0	100	12	10		SF 21.30	21.30	100	1995	1995	3	20	511	
3	0811	CONCRETE B	0	100	24	22		SF 5.20	5.20	100	2005	2005	3	86	2,361	

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	11.30	AC		1.00	1.00	1.00	415.00	415.00	4,690							
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	370.00	370.00	2,220							
4	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	555.00	555.00	3,330							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	23.30	AC		1.00	1.00	1.00	14,000.00	14,000.00	326,200							