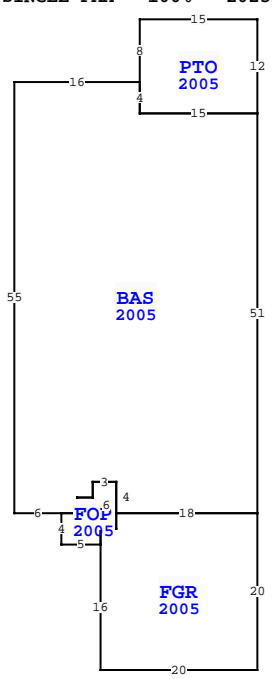


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	13	LVT/LAMNT 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,629	100	1,629
FGR	396	55	218
FOP	40	30	12
PTO	180	5	9
TOTALS	2,245		1,868
			209,432

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,868	123.6466	117.46	219,415	2005	2013	0	0	4.55	95.45	
1 SINGLE FAM - 100% - 2023 Heated Area: 1629 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			209,432
TOTAL MARKET OB/XF VALUE			5,624
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			270,056
SOH/AGL Deduction			1,539
ASSESSED VALUE			268,517
TOTAL EXEMPTION VALUE	13		268,517
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			270,056
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109859	REPAIR/RRF	16,000	09/01/2021
E14789	NEW CONSTR	2,000	04/01/2005
M09605	NEW CONSTR	0	04/01/2005
P09199	NEW CONSTR	0	03/01/2005
R07333	REPAIR/RRF	5,000	03/01/2005
B14744	NEW CONSTR	116,223	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2566/0607	5/20/2022	WD Q	I	01	355,000	
GRANTOR: CRAVEN BRANDIE P						
GRANTEE: LIBBY RYAN						
2374/0649	6/26/2020	WD Q	I	01	202,000	
GRANTOR: OPENDOOR PROPERTY C L						
GRANTEE: CRAVEN BRANDIE P						

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	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	561.00	SF	5.20	5.20	100	2005	2005	3	86	2,509	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2005] W15 S8 BAS=[YR=2005] W16 S55 E6 FOP=[YR=2005] S4 E5 FGR=[YR=2005] S16 E20 N20 W18 S2 W2 S2\$ N2 E2 N6 W3 S2 W2 S2 W2\$ E2 N2 E2 N2 E3 S4 E18 N51 W15 N4\$ S4 E15 N12\$.	

LAND DESCRIPTION																								
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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							