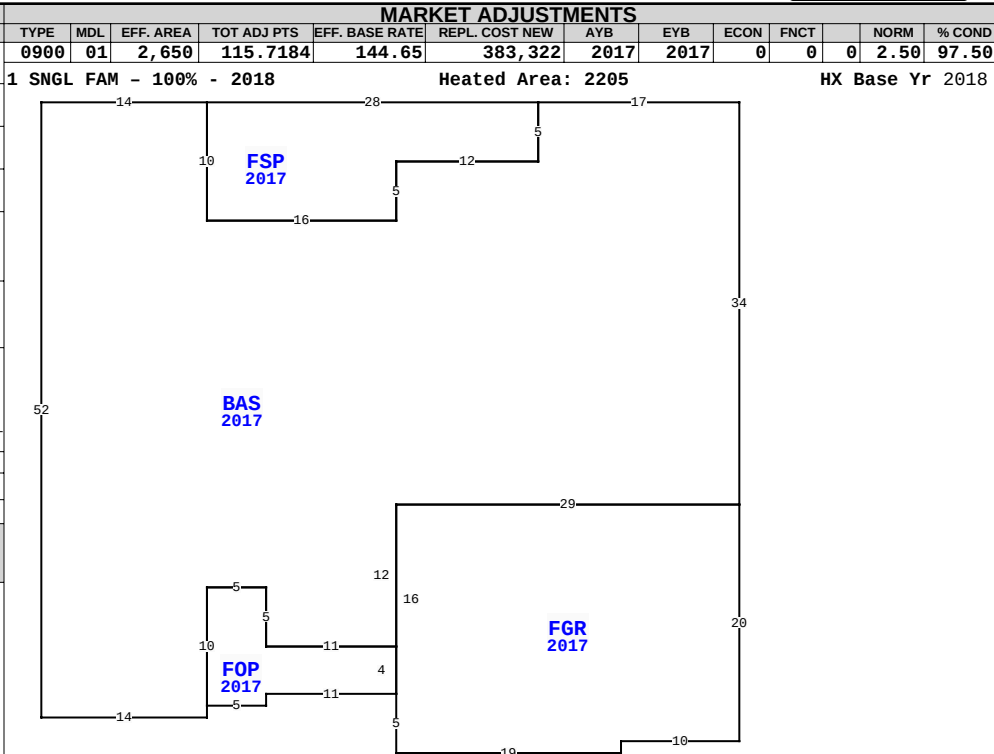




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4069.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,205	100
FGR	599	55
FOP	94	30
FSP	220	40
TOTALS	3,118	2,650



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	373,739		
TOTAL MARKET OB/XF VALUE	16,818		
TOTAL LAND VALUE - MARKET	93,500		
TOTAL MARKET VALUE	484,057		
SOH/AGL Deduction	213,417		
ASSESSED VALUE	270,640		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	220,640		
TOTAL JUST VALUE	484,057		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	467,198		

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4069.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,205	100
FGR	599	55
FOP	94	30
FSP	220	40
TOTALS	3,118	2,650

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

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
1	0855	CONC PAVER	0 100	20	3	60.00	SF	10.00	10.00	100	2017	2017	3	97
2	0855	CONC PAVER	0 100	41	29	1,189.00	SF	10.00	10.00	100	2017	2017	3	97
3	0855	CONC PAVER	0 100	0	0	475.00	SF	10.00	10.00	100	2020	2020	3	99

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701094	CO ISSUED	0	08/16/2017
B1701094	EMERALD HOMES	286,585	02/13/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2632/177	4/13/2023	SW	U	I	11
GRANTOR: MCQUESTEN BRIAN R					
GRANTEE: MCQUESTEN BRIAN R R					
2632/175	4/13/2023	SW	U	I	11
GRANTOR: MCQUESTEN BRIAN REV T					
GRANTEE: MCQUESTEN BRIAN R					

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS=[YR=2017] W17 FSP=[YR=2017] W28 S10 E16 N5 E12 N5\$ S5 W12 S5 W16 N10 W14 S52 E14 N1 FOP=[YR=2017] E5 N1 E11 FGR=[YR=2017] S5 E19 N1 E10 N20 W29 S16\$ N4 W11 N5 W5 S10\$ N10 E5 S5 E11 N12 E29 N34\$.														

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
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10