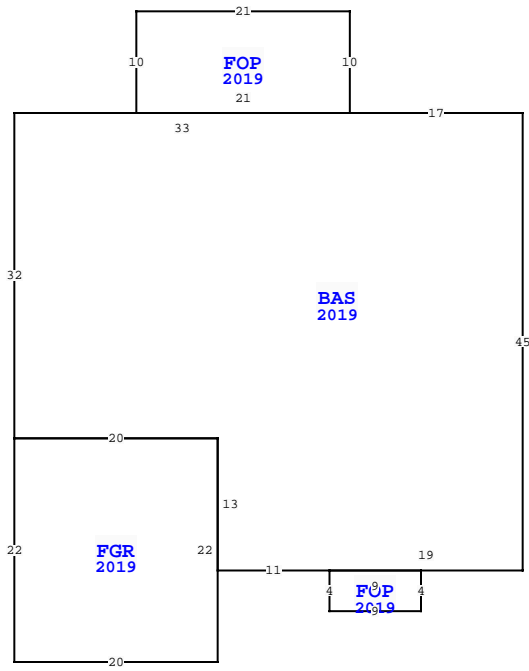




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4035.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,990	100	1,990
FGR	440	55	242
FOP	36	30	11
FOP	210	30	63
TOTALS	2,676		2,306
			265,073

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2024		Heated Area: 1990					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		265,073	
TOTAL MARKET OB/XF VALUE		3,396	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		343,469	
SOH/AGL Deduction		0	
ASSESSED VALUE		343,469	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		293,469	
TOTAL JUST VALUE		343,469	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,539	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909252	CO ISSUED	0	01/03/2020
B1909252	NEW CONSTR	272,010	08/28/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1478	11/29/2023	WD	Q	I	02	399,900
GRANTOR: TICE JOHN M JR						
GRANTEE: STEPHENS CHARLES BE						
2337/0124	1/31/2020	WD	Q	I	01	265,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TICE JOHN M JR						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/17/2023	MLU

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	0810	CONCRETE A	0	100	23	3		6.50	6.50	100	2019	2019	3	98	440	
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2019	2019	3	98	2,956	

BUILDING DIMENSIONS	
BAS=[YR=2019]	W17 FOP=[YR=2019] N10 W21 S10 E21\$ W33 S32
FGR=[YR=2019]	S22 E20 N22 W20\$ E20 S13 E11 FOP=[YR=2019] S4
	E9 N4 W9\$ E19 N45\$.

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							