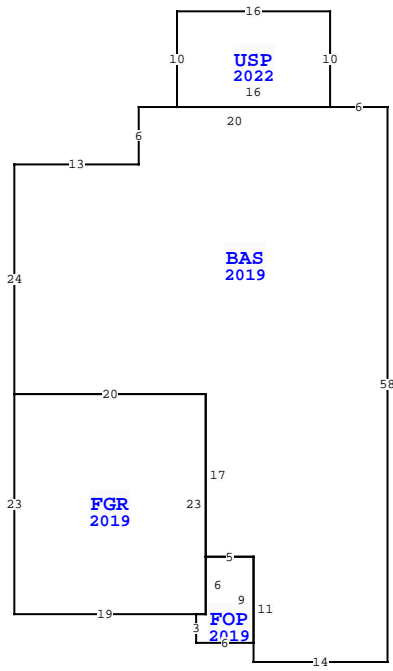


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,884	120.7360	114.70	216,095	2019	2019	0	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1569 HX Base Yr 2022												



Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4068.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	1,569	177,265
FGR	460	55	253	28,584
FOP	48	30	14	1,582
USP	160	30	48	5,423
TOTALS	2,237		1,884	212,854

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			212,854
TOTAL MARKET OB/XF VALUE			6,668
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			294,522
SOH/AGL Deduction			46,586
ASSESSED VALUE			247,936
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			197,936
TOTAL JUST VALUE			294,522
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			266,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017023	ADDITION	4,589	12/09/2021
C1900449	CO ISSUED	0	05/14/2019
B1900449	NEW CONSTR	212,542	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/1826	5/11/2021	WD Q	Q	I	02	289,000
GRANTOR: ESTES JORDAN PAUL & E						
GRANTEE: CHANCEY REBECCA C						
2277/1263	5/28/2019	SW Q	Q	I	01	212,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ESTES JORDAN PAUL &						

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	0811	CONCRETE B	0	100	0	642.00	SF	5.20	5.20	100	2019	2019	3	98	3,272	
2	0810	CONCRETE A	0	100	0	30.00	SF	6.50	6.50	100	2019	2019	3	98	191	
3	0476	VF 6 SBPL	0	100	0	75.00	LF	32.00	32.00	100	2021	2021	3	98	2,352	
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
5	0479	VF PICKET	0	100	0	57.00	LF	10.00	10.00	100	2021	2021	3	98	559	
TOTALS															6,668	

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	75,000.00	75,000.00	75,000							