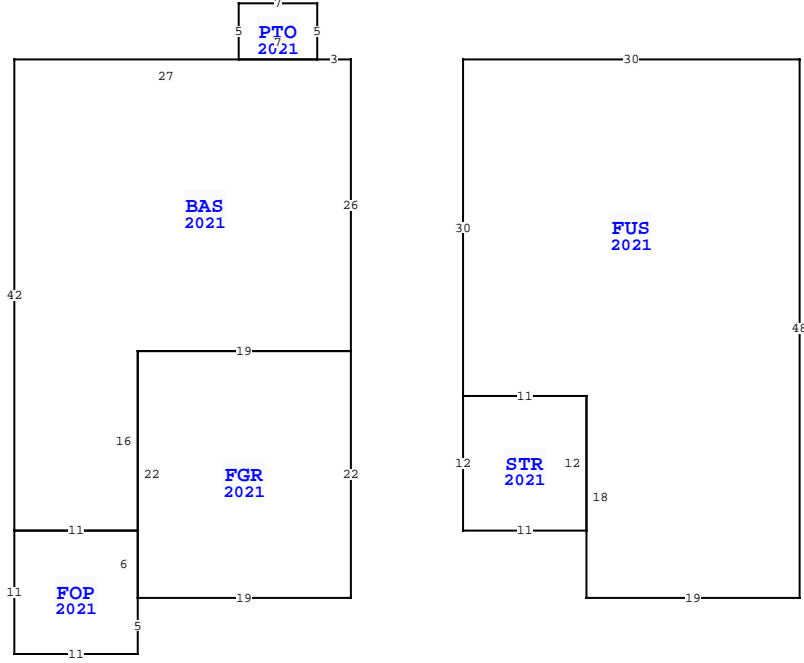




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4091.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	956	100	956
FGR	418	55	230
FOP	121	30	36
FUS	1,242	100	1,242
PTO	35	5	2
STR	132	10	13
TOTALS	2,904		2,479

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%	- 2022		264,063	2021	2021	0	0	0.50	99.50
				Heated Area:	2198			HX Base Yr 2022			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			262,743
TOTAL MARKET OB/XF VALUE			10,828
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			323,571
SOH/AGL Deduction			49,052
ASSESSED VALUE			274,519
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			224,519
TOTAL JUST VALUE			323,571
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			306,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011636	CO ISSUED	0	09/01/2021
21000391	NEW CONSTR	294,126	01/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/1350	3/08/2024	WD	Q	I	01	382,500
GRANTOR: GIRAUD SPENCER A & DE						
GRANTEE: GRAHAM SAMUEL GILL						
2494/1488	9/03/2021	SW	Q	I	01	298,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GIRAUD SPENCER A &						

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	700.00	SF	5.20	5.20	100	2021	2021	3	99	3,604	
2	0462	ST/AL FNC	0	100	0	144.00	SF	10.00	10.00	100	2021	2021	3	95	1,368	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588	
4	0476	VF 6 SBPL	0	100	0	168.00	LF	32.00	32.00	100	2021	2021	3	98	5,268	
TOTAL OB/XF 10,828																

BUILDING NOTES											
BAS=[YR=2021] W3 PTO=[YR=2021] N5 W7 S5 E7 \$ W27 S42											
FOP=[YR=2021] S11 E11 N5 FGR=[YR=2021] E19 N22 W19 S22\$ N6											
W11\$ E11 N16 E19 N26\$ PTR=E10 FUS=[YR=2021] S30 STR=[YR=2021]											
S12 E11 N12 W11\$ E11 S18 E19 N48 W30\$ W10\$.											

LAND DESCRIPTION												TOTAL OB/XF 10,828												
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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							