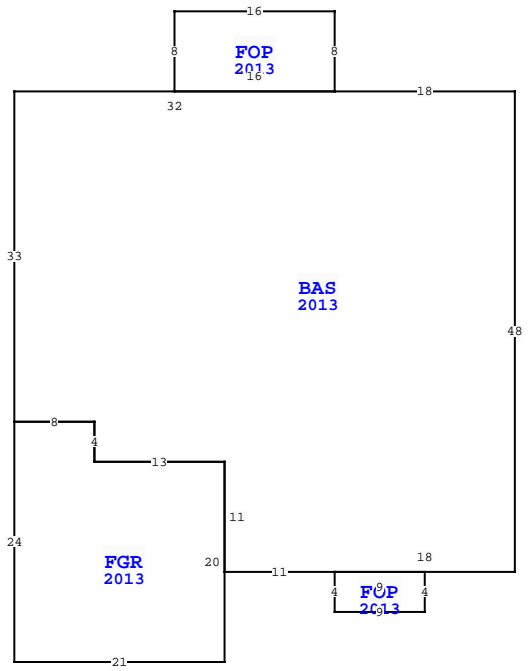


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4071.00
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	2,137 100 2,137 242,328
FGR	452 55 249 28,236
FOP	36 30 11 1,247
FOP	128 30 38 4,309
TOTALS	2,753 2,435 276,121

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	118.74	289,132	2013	2013	0	0	4.50	95.50	Heated Area: 2137 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			276,121
TOTAL MARKET OB/XF VALUE			2,390
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			328,511
SOH/AGL Deduction			50,716
ASSESSED VALUE			277,795
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			227,795
TOTAL JUST VALUE			328,511
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			304,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327279	CO ISSUED	0	09/18/2013
M1318553	H/AC	0	07/01/2013
B1327279	NEW CONSTR	251,796	06/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/0259	5/28/2021	WD Q	Q	I	01	276,500
GRANTOR: HEMPEL CALEB & EVAN H						
GRANTEE: EMERSON CARMEN M &						
2226/1574	9/27/2018	WD Q	Q	I	01	239,000
GRANTOR: LASHELL MARK C & JESS						
GRANTEE: HEMPEL CALEB & EVAN						

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	489.00	SF	5.20	5.20	100	2013	2013	3	94	2,390	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2013] W18 FOP=[YR=2013] N8 W16 S8 E16 \$ W32 S33	
FGR=[YR=2013] S24 E21 N20 W13 N4 W8 \$ E8 S4 E13 S11 E11	
FOP=[YR=2013] S4 E9 N4 W9 \$ E18 N48 \$.	

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	50,000.00	50,000.00	50,000							