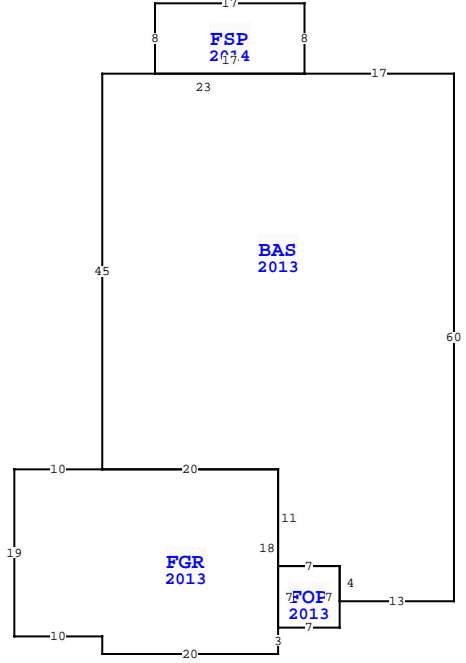




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	4071.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	2,072 100 2,072 235,552
FGR	610 55 336 38,197
FOP	49 30 15 1,706
FSP	136 40 54 6,139
TOTALS	2,867 2,477 281,593

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,477	125.3040	119.04	294,862	2012	2013	0	0	4.50	95.50	
1 SINGLE FAM - 100% - 2023 Heated Area: 2072 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	281,593	
TOTAL MARKET OB/XF VALUE	6,081	
TOTAL LAND VALUE - MARKET	50,000	
TOTAL MARKET VALUE	337,674	
SOH/AGL Deduction	14,908	
ASSESSED VALUE	322,766	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	272,766	
TOTAL JUST VALUE	337,674	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	313,365	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428305	ADDITION	1,100	02/01/2014
B1327623	CO ISSUED	0	01/10/2014
B1327623	NEW CONSTR	252,181	08/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/581	7/12/2024	WD Q	Q	I	01	350,000
GRANTOR: PRYCE ANGELA CARTER						
GRANTEE: BRESHEARS VANCE F J						
2727/579	6/04/2024	WD U	U	I	11	100
GRANTOR: SUTHERLAND ROSEMARY						
GRANTEE: PRYCE ANGELA CARTER						

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	0		783.00	SF	5.20	100	2013	2013	3	94	3,827
2	0855	CONC PAVER	0	100	0	0		230.00	SF	10.00	100	2019	2019	3	98	2,254

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2013] W17 FSP=[YR=2014] N8 W17 S8 E17 \$ W23 S45
 FGR=[YR=2013] W10 S19 E10 S2 E20 N3 FOP=[YR=2013] E7 N7 W7
 S7 \$ N18 W20 \$ E20 S11 E7 S4 E13 N60 \$.

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 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								