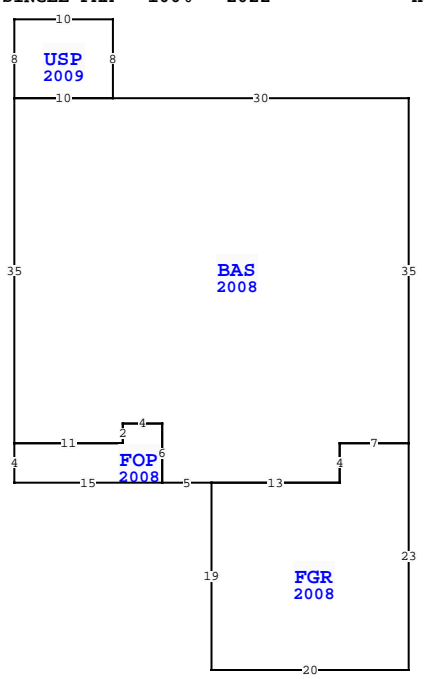


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,464	100	1,464
FGR	408	55	224
FOP	68	30	20
USP	80	30	24
TOTALS	2,020		1,732
			195,337

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		Heated Area: 1464					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		195,337	
TOTAL MARKET OB/XF VALUE		5,555	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		250,892	
SOH/AGL Deduction		37,165	
ASSESSED VALUE		213,727	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		163,727	
TOTAL JUST VALUE		250,892	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,340	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22770	XFOB	6,336	08/01/2009
C21872	CO ISSUED	0	01/13/2009
E21289	NEW CONSTR	2,000	10/01/2008
M14188	H/AC	0	10/01/2008
R11538	REPAIR/RRF	4,051	09/01/2008
B21872	NEW CONSTR	135,102	09/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/1391	2/23/2021	WD	Q	I	02	225,000
GRANTOR: WATKINS MIKAYLA PACE						
GRANTEE: MCCARTHY COLE E						
2199/0022	4/20/2018	WD	Q	I	01	193,000
GRANTOR: WOODY GERALD H						
GRANTEE: WATKINS MIKAYLA PAC						

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
1	0810	CONCRETE A	0	100	0	0			468.00	SF	6.50	6.50
2	0810	CONCRETE A	0	100	0	0			94.00	SF	6.50	6.50
3	0940	SHEDS/PORT	0	100	12	16			192.00	SF	30.00	30.00

TOTAL OB/XF												
5,555												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2008] W30 USP=[YR=2009] N8 W10 S8 E10\$ W10 S35												
FOP=[YR=2008] S4 E15 N6 W4 S2 W11\$ E11 N2 E4 S6 E5												
FGR=[YR=2008] S19 E20 N23 W7 S4 W13\$ E13 N4 E7 N35\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00