



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE | 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 |
| BUD8 Adjustme | 04 | DIST 01 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 03 | Quality Level | 03 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4048.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 1,512 | 100 | 1,512 |
| PTO | 560 | 5 | 28 |
| PTO | 576 | 5 | 29 |
| USP | 200 | 30 | 60 |
| TOTALS | 2,848 | | 1,629 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,629 | 107.0000 | 101.65 | 165,588 | 1997 | 1997 | 0 | 0 | 12.75 | 87.25 |

1 SINGLE FAM - 100% - 2020 Heated Area: 1512 HX Base Yr 2020

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 144,476 |
| TOTAL MARKET OB/XF VALUE | | | 4,089 |
| TOTAL LAND VALUE - MARKET | | | 80,000 |
| TOTAL MARKET VALUE | | | 228,565 |
| SOH/AGL Deduction | | | 74,622 |
| ASSESSED VALUE | | | 153,943 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | | | 103,943 |
| TOTAL JUST VALUE | | | 228,565 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 222,174 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| B9704076 | NEW CONSTR | 68,000 | 07/01/1997 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2295/0706 | 7/18/2019 | WD | U | I | 30 | 160,000 |

GRANTOR: VEST MARY FRANCES
 GRANTEE: VEST LARRY L & AMAN
 0374/0724 12/01/1982 WD Q V 9,600
 GRANTOR:
 GRANTEE:

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| PTO=[YR=1997] W56 S10 BAS=[YR=1997] S27 E14 USP=[YR=2012] S10 E20 N10W20\$ E42 N3 PTO=[YR=1997] E24 N24 W24 S24 \$ N24 W56\$ E56 N10\$. | |

| 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 | 0681 | POLE SHED | 0 | 100 | 24 | 9 | | | 15.00 | 100 | 1997 | 1997 | 3 | 25 | 810 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 24 | | | 30.00 | 100 | 1997 | 1997 | 3 | 20 | 1,728 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | | | 6.50 | 100 | 1997 | 1997 | 3 | 73 | 399 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 24 | 24 | | | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 1,152 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| TOTAL OB/XF 4,089 | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |