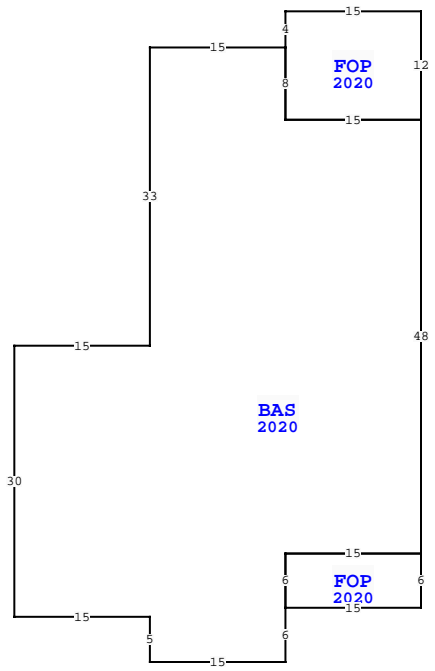




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4082.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,190	100	2,190
FOP	90	30	27
FOP	180	30	54
TOTALS	2,460		2,271
			222,581

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR	MODULR	- 100%	- 2021	Heated Area: 2190							HX	Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			222,581
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			302,581
SOH/AGL Deduction			45,123
ASSESSED VALUE			257,458
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			207,458
TOTAL JUST VALUE			302,581
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009382	CO ISSUED	0	10/07/2020
20004863	MODULAR HM	250,000	07/29/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2331/1249	1/10/2020	WD Q	Q	V	01	48,000
GRANTOR: SPARKMAN ANDREW						
GRANTEE: STALLARD JAMISON L						
2222/1001	9/06/2018	WD Q	Q	I	01	39,000
GRANTOR: CARROLL JOANN						
GRANTEE: SPARKMAN ANDREW						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2020] W15 S4 BAS=[YR=2020] W15 S33 W15 S30 E15 S5 E15 N6 FOP=[YR=2020] E15 N6 W15 S6\$ N6 E15 N48 W15 N8\$ S8 E15 N12\$.	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							