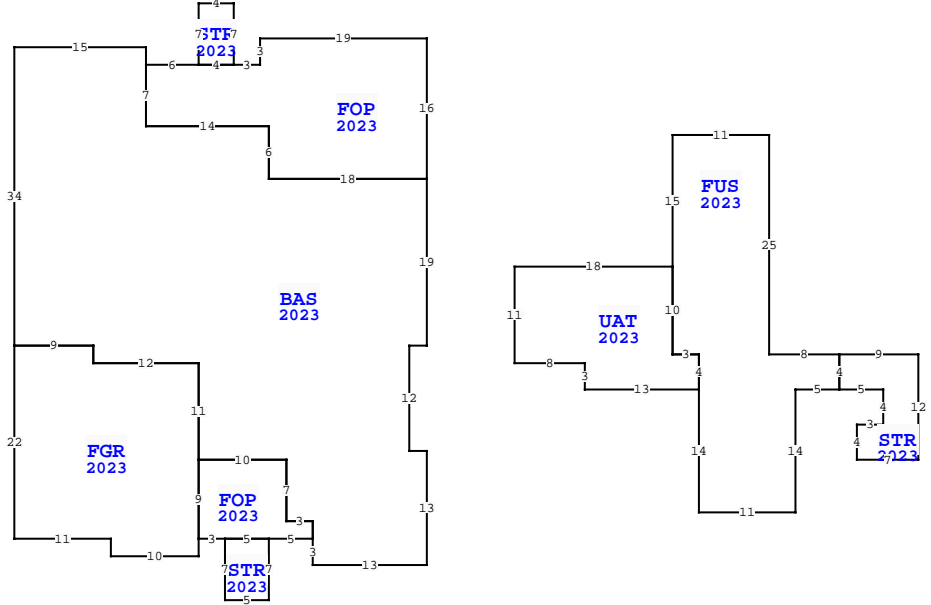


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0 100	
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,717	100	1,717
FGR	458	55	252
FOP	96	30	29
FOP	389	30	117
FUS	493	100	493
STR	28	10	3
STR	35	10	4
STR	80	10	8
UAT	240	10	24
TOTALS	3,536		2,647
			573,631

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2024								
Heated Area: 2210						HX Base Yr 2024					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			597,232
TOTAL MARKET OB/XF VALUE			14,539
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			781,771
SOH/AGL Deduction			11,317
ASSESSED VALUE			770,454
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			720,454
TOTAL JUST VALUE			781,771
NCON VALUE			597,232
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005683	GARAGE	43,113	04/12/2022
B2109723	NEW CONSTR	328,548	07/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/1669	11/20/2020	WD Q	Q	V	01	100,000
GRANTOR: KNAPPENBERGER GARY &						
GRANTEE: RICHARDS JEREMY EDW						
0716/0947	10/20/1994	WD U	U	V	09	75,000
GRANTOR: JONES D LEE & MARGARE						
GRANTEE: KNAPPENBERGER GARY						

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	2,796.00	SF	5.20	5.20	100	2023	2023		100	14,539	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/16/2023	MLU

BUILDING NOTES	
BAS=[YR=2023;ORIG=50,0] W18 N6 W14 N7 N2 W15 S34 E9 S2 E12 S11 E10 S7 E3 S2 S3 E13 N13 W2 N12 E2 N19 \$	
FOP=[YR=2023;ORIG=50,-16] W19 S3 W3 W4 W6 S7 E14 S6 E18 N16 \$	
STR=[YR=2023;ORIG=28,-13] W4 N7 E4 S7 \$	
FGR=[YR=2023;ORIG=3,19] S22 E11 S2 E10 N2 N9 N11 W12 N2 W9 \$	
FOP=[YR=2023;ORIG=24,32] E10 S7 E3 S2 W5 W5 W3 N9 \$	
STR=[YR=2023;ORIG=27,41] E5 S7 W5 N7 \$	
UAT=[YR=2023;ORIG=60,10] E18 S10 E3 S4 W13 N3 W8 N11 \$	
FUS=[YR=2023;ORIG=78,-5] E11 S25 E8 S4 W5 S14 W11 N14 N4 W3 N10 N15 \$	
STR=[YR=2023;ORIG=97,20] E9 S12 W7 N4 E3 N4 W5 N4 \$	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	SFR CANAL	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							

