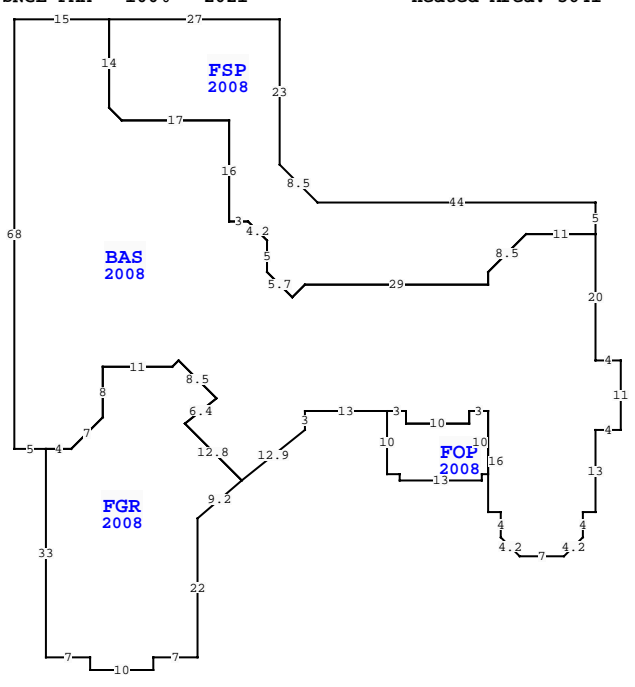


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,641	100	3,641
FGR	1,069	55	588
FOP	153	30	46
FSP	1,135	40	454
TOTALS	5,998		4,729
			725,000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	4,729	132.5914	165.74	783,784	2008	2008	0	0	7.50	92.50
1 SNGL FAM - 100% - 2021										Heated Area: 3641	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	783,013		
TOTAL MARKET OB/XF VALUE	113,566		
TOTAL LAND VALUE - MARKET	310,000		
TOTAL MARKET VALUE	1,206,579		
SOH/AGL Deduction	338,455		
ASSESSED VALUE	868,124		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	818,124		
TOTAL JUST VALUE	1,206,579		
NCON VALUE	52,374		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,070,424		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014360	SWIM POOL	125,000	09/21/2022
B21403	DET GARAGE	36,630	05/01/2008
R11257	REPAIR/RRF	875	05/01/2008
M13375	MECH OTHER	0	10/01/2007
C20257	CO ISSUED	404,448	07/01/2007
B20257	NEW CONSTR	404,448	07/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/1006	9/02/2020	WD	Q	I	02	929,500
GRANTOR: MCKINNON BOBBY E & RE						
GRANTEE: LECKER JOHN F & LOR						
1940/1164	9/30/2014	WD	Q	I	02	750,000
GRANTOR: ZUCALI JOEL K ET AL						
GRANTEE: MCKINNON BOBBY E &						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
2	0600	SUMMER KIT	0	100	0	1.00	UT	3,750.00	3,750.00	100	2008	2008	3	35	1,313	
3	0812	CONCRETE C	0	100	0	5,081.00	SF	4.00	4.00	100	2008	2008	3	89	18,088	
4	0300	BOAT DCK W	0	100	0	875.00	SF	40.00	40.00	100	2008	2008	3	52	18,200	
5	0311	WD GANG WY	0	100	0	12.00	SF	45.00	45.00	100	2008	2008	3	35	189	
6	0855	CONC PAVER	0	100	34	1,020.00	SF	10.00	10.00	100	2008	2008	3	89	9,078	
7	0303	FLT DOCK W	0	100	10	120.00	SF	0.26	0.26	100	2008	2008	3	52	16	
8	0462	ST/AL FNC	0	100	462	1,848.00	SF	10.00	10.00	100	2010	2010	3	60	11,088	
9	0861	POOL GUNIT	1	100	0	462.00	SF	85.00	85.00	100	2024	2023		100	39,270	
10	0857	SANDSTONE/	1	100	0	694.00	SF	16.00	16.00	100	2024	2023		100	11,104	

TOTAL OB/XF										111,566														
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	000116	C	SFR MARSH	100		RSF	-1155.00	345.00	155.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	310,000							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2008;ORIG=-77,-29] W15 S68 E5 E4 U5R5 N8 E11 U1R1 D6R6 D4L5 D9R9 U8R10 N3 E13 E3 S2 E10 N2 E3 S16 E2 S4 D3R3 E7 U3R3 N4 E2 N13 E4 N11 W4 N20 W11 D6L6 S2 W29 D2L2 U4L4 N5 U3L3 W3 N16 W17 U2L2 N14 \$									
FSP=[YR=2008;ORIG=0,0] W44 U6L6 N23 W27 S14 D2R2 E17 S16 E3 D3R3 S5 D4R4 U2R2 E29 N2 U6R6 E11 N5 \$									
FGR=[YR=2008;ORIG=-87,39] S33 E7 S2 E10 N2 E7 N22 U6R7 U9L9 U4R5 U6L6 D1L1 W11 S8 D5L5 W4 \$									
POP=[YR=2008;ORIG=-33,33] S10 E2 S1 E13 N1 E1 N10 W3 S2 W10 N2 W3 \$									

REVIEW DATE 11/09/2023 BY DJ																													
Total Acres: 0.00										Total Land Value: 310,000					Market: 0					Agricultural: 0					Common: 310,000				

