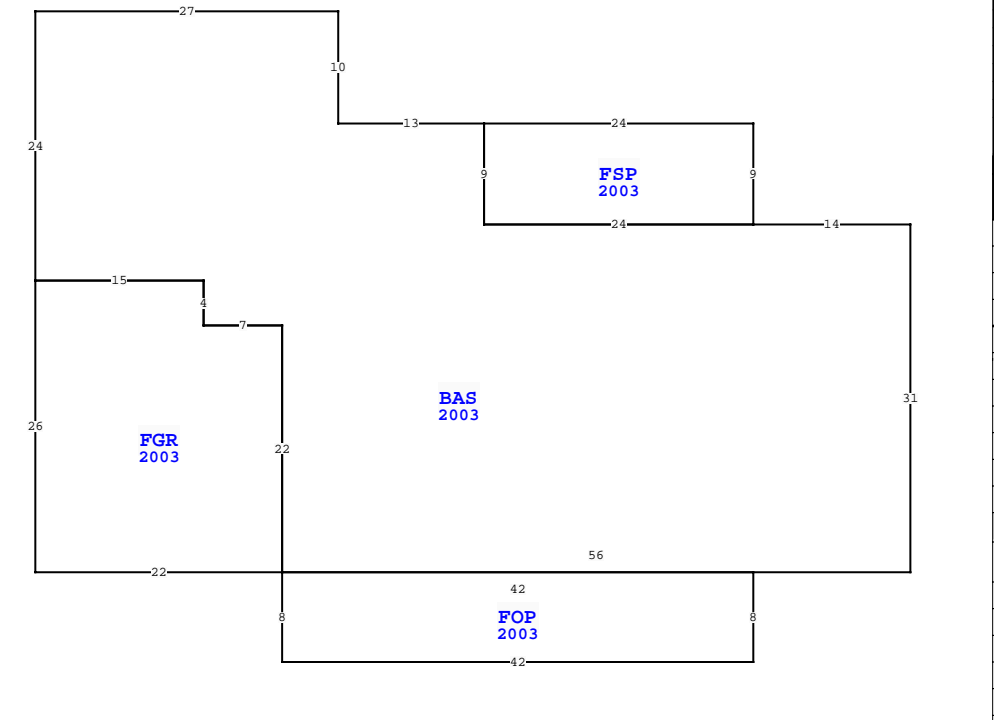




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD4 Adjustme	04 . 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,990	85.4460	106.81	319,362	2003	2003	0	0	15.00	85.00		



Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,504	100	2,504	227,334
FGR	544	55	299	27,146
FOP	336	30	101	9,170
FSP	216	40	86	7,808
TOTALS	3,600		2,990	271,458

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	0	785.00	SF	1.56	1.56	100	2003	2003	3	83	1,016	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
3	0681	POLE SHED	0 100	16	12	192.00	SF	15.00	15.00	100	2003	2003	3	32	922	

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			271,458
TOTAL MARKET OB/XF VALUE			4,983
TOTAL LAND VALUE - MARKET			243,600
TOTAL MARKET VALUE			520,041
SOH/AGL Deduction			267,404
ASSESSED VALUE			252,637
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			202,637
TOTAL JUST VALUE			520,041
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			495,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311128	NEW CONSTR	174,735	05/01/2003
R5047	REPAIR/RRF	5,000	05/01/2003
MH992933	MH MOVE-ON	0	12/01/1999
8851	MH MOVE-ON	15,000	03/27/1992
6547	XFOB	2,720	06/22/1990
8212	MH MOVE-ON	18,000	06/21/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/1695	8/11/2017	WD Q	Q	I	01	335,000
GRANTOR: SPERLICH KARL G & HOL						
GRANTEE: JACKSON BRENT R & J						
1781/0032	2/03/2012	WD U	I	11		100
GRANTOR: BOWMAN WENDY L						
GRANTEE: SPERLICH KARL G						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2003] W14 FSP=[YR=2003] N9 W24 S9 E24 \$ W24 N9 W13 N10 W27 S24 FGR=[YR=2003] S26 E22 FOP=[YR=2003] S8 E42 N8 W42 \$ N22 W7 N4 W15 \$ E15 S4 E7 S22 E56 N31 \$.													

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	14.24	AC		1.00	1.00	1.00	15,000.00	15,000.00	213,600							