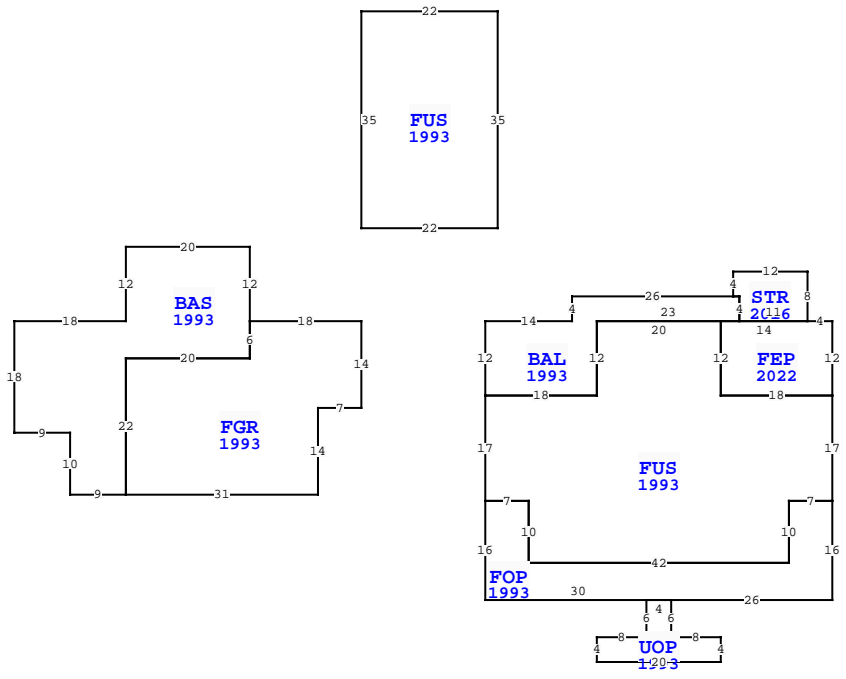




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	12	HARDWOOD 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.5	2.5 100	
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	4016.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAL	324	15	49
BAS	774	100	774
FEP	216	80	173
FGR	846	55	465
FOP	476	30	143
FUS	770	100	770
FUS	1,612	100	1,612
STR	92	100	9
UOP	104	20	21
TOTALS	5,214		4,016

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 0%	- 2024								
					Heated Area: 3156	HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		554,762
TOTAL MARKET OB/XF VALUE		83,461
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		1,063,223
SOH/AGL Deduction		0
ASSESSED VALUE		1,063,223
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,063,223
TOTAL JUST VALUE		1,063,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		998,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003920	SWIM POOL	28,975	03/11/2022
993346	REMODEL	1,500	03/01/1999
3614	N/A	99,500	09/15/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0297	3/28/2023	WD	Q	I	01	1,300,000
GRANTOR: TRINE THOMAS N & CARO						
GRANTEE: BAKER LARRY M & LIA						
2418/0843	12/17/2020	WD	Q	I	01	800,000
GRANTOR: TELLER BARBARA LOHR						
GRANTEE: TRINE THOMAS N & CA						

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	0812	CONCRETE C	0	0	0	2,414.00	SF	4.00	4.00	100	1987	1987	3	52	5,021	
2	0810	CONCRETE A	0	0	32	96.00	SF	6.50	6.50	100	1987	1987	3	52	324	
3	0300	BOAT DCK W	0	0	0	724.00	SF	40.00	40.00	100	2010	2010	3	60	17,376	
4	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
5	0825	BRICK	0	0	40	120.00	SF	12.50	12.50	100	1999	1999	3	93	1,395	
6	0311	WD GANG WY	0	0	0	15.00	SF	45.00	45.00	100	2020	2020	3	90	608	
7	0303	FLT DOCK W	0	0	20	200.00	SF	26.00	26.00	100	2020	2020	3	93	4,836	
8	0317	DCK PLNG W	0	0	0	2.00	UT	1,000.00	1,000.00	100	2020	2020	3	90	1,800	
9	0866	POOL FIBER	0	0	0	416.00	SF	72.00	72.00	100	2022	2022	3	97	29,053	
10	0855	CONC PAVER	0	0	0	1,534.00	SF	10.00	10.00	100	2022	2022	3	100	15,340	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/24/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS FGR=[YR=1993] W18 BAS=[YR=1993] N12 W20 S12 W18 S18 E9 S10 E9 N22 E20 N6\$ S6 W20 S22 E31 N14 E7 N14\$ PTR=E20 BAL=[YR=1993] E14 N4 E26 STR=[YR=2016] N4 E12 S8 FEP=[YR=2022] E4 S12 FUS=[YR=1993] S17 FOP=[YR=1993] S16 W26 UOP=[YR=1993] S6 E8 S4 W20 N4 E8 N6 E4\$ W30 N16 E7 S10 E42 N10 E7\$W7 S10 W42 N10 W7 N17 E18 N12 E20 S12 E18\$ W18 N12 E14\$ W11 N4 W1\$ E1 S4 W23 S12 W18 N12\$ W20 PTR=N50 FUS=[YR=1993] E22 S35W22N35\$ S50\$.	

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	000130	C	SFR WATER	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	425,000							



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																	
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11	0462	ST/AL FNC	0 0	0 0	660.00	SF	10.00	10.00	100	2022	2022	3	98	6,468																																																																																																																																																																																																																																																																																																							
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