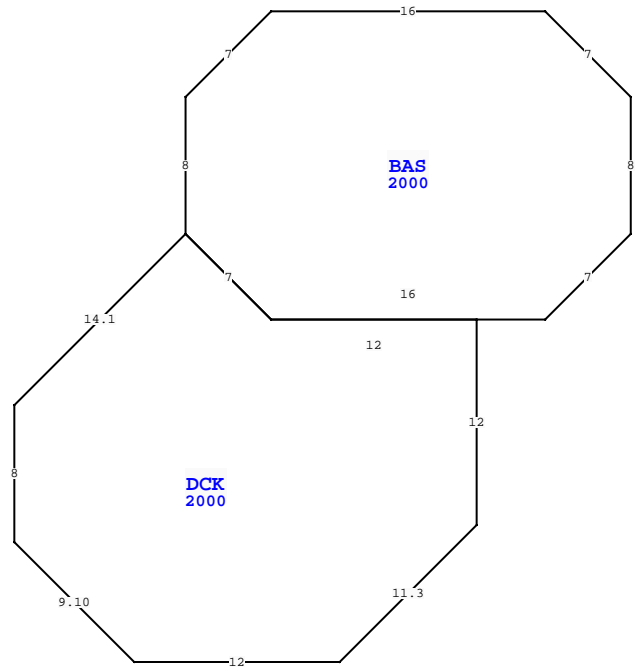




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	14	WD SHINGLE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	80
Interior Wall	06	CUST PANEL	20
Interior Floor	12	HARDWOOD	100
Air Condition	01	NONE	100
Heating Type	03	FORCED AIR	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	418	100	418
DCK	496	10	50
TOTALS	914		468
			61,784

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	468	119.3390	149.17	69,812	2000	2000	0	0	11.50	88.50		
1 SNGL FAM - 0% - 0 Heated Area: 418 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			61,784
TOTAL MARKET OB/XF VALUE			9,856
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			221,640
SOH/AGL Deduction			0
ASSESSED VALUE			221,640
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			221,640
TOTAL JUST VALUE			221,640
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2332/1527	1/17/2020	WD Q	Q	I	01	255,000
GRANTOR: BROCK CHADWICK & ELIS						
GRANTEE: SHELTON WALTER L II						
2090/1078	12/22/2016	WD Q	Q	I	01	230,000
GRANTOR: ALLISON LANDS INC						
GRANTEE: BROCK CHADWICK & EL						

BLD DATE		03/03/2023		NW		LGL DATE	
XF DATE						LAND DATE	
INC DATE						AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2000] U5 L5 W16 D5 L5 S8 DCK=[YR=2000] D10 L10 S8 R7 D7 E12 U8 R8 N12 W12 U5 L5 \$ D5 R5 E16 U5 R5 N8\$.	

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	0	1,786.00	SF	4.00	4.00	100	2000	2000	3	79	5,644	
2	0300	BOAT DCK W	0	0	0	0	320.00	SF	40.00	40.00	100	2000	2000	3	28	3,584	
3	1242	WD DECK A	0	0	0	0	114.00	SF	10.00	10.00	100	2000	2000	3	20	228	
4	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400	
TOTAL OB/XF 9,856																	

LAND DESCRIPTION																								
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	000132	C	SFR RIVER	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							