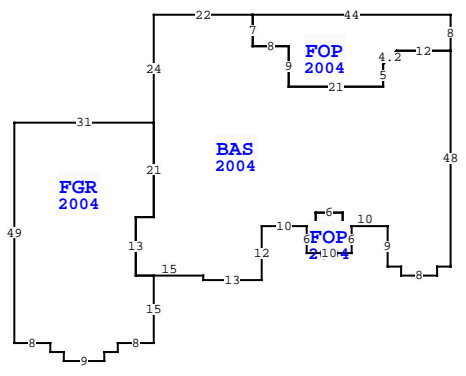


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		6	100
Bathrooms		5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4028.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,039	100	3,039
FGR	1,515	55	833
FOP	78	30	23
FOP	517	30	155
FST	63	55	35
FST	78	55	43
FUS	1,856	100	1,856
TOTALS	7,146		5,984
			839,676

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: 4895						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		839,676	
TOTAL MARKET OB/XF VALUE		46,459	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		1,001,135	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,001,135	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,001,135	
TOTAL JUST VALUE		1,001,135	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		966,313	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0883	2/23/2023	WD	Q	I	01	1,125,000
GRANTOR: BUNNELL WALTER G III						
GRANTEE: ARMSTRONG FELECIA J						
1253/1193	8/18/2004	QC	U	V	06	100
GRANTOR: BUNNELL D W TRUSTEE						
GRANTEE: BUNNELL WALTER G II						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	0	0	0	4,282.00	SF	4.00	4.00	100
2	0911	SCRN RM A	0	0	52	0	1,300.00	SF	17.50	17.50	100
3	0861	POOL GUNIT	0	0	0	0	490.00	SF	85.00	85.00	100
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100
5	0845	KOOL DECK	0	0	0	0	706.00	SF	7.25	7.25	100
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
7	1126	CB/STC 8"	0	0	0	0	84.00	SF	8.00	8.00	100
8	0855	CONC PAVER	0	0	0	0	878.00	SF	5.00	5.00	100

TOTAL OB/XF												46,459												
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	000134	C	SFR POND	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2004] W44 BAS=[YR=2004] W22 S24 FGR=[YR=2004] W31 S49 E8 S2 E3 S2 E9 N2 E3 N2 E8 N15 W4 N13 E4 N21 S S21 W4 S13 E15 S1 E13 N12 E10 FOP=[YR=2004] S6 E10N6 W2 N3 W6 S3 W2 S E2 N3 E6 S3 E10 S9 E3 S2 E8 N2 E3 N48 W12 D3 L3 S5 W21 N9 W8 N7 S S7 E8 S9 E21 N5 U3 R3 E12 N8 S PTR= E30 FUS=[YR=2004] E29 N9 FST=[YR=2004] W2 N13 E6 S13W4 S4 N15 E18 N15 E16 S15 FST=[YR=2004] E7 S9 W7 N9 S S19 W23 S9 W15 S14 W4 N7 W10 S26 W3 S2 W9 N2 W3 N20 W8 N8 E8 N9 S30S.											

REVIEW DATE 01/16/2019 BY KWA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS																								
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