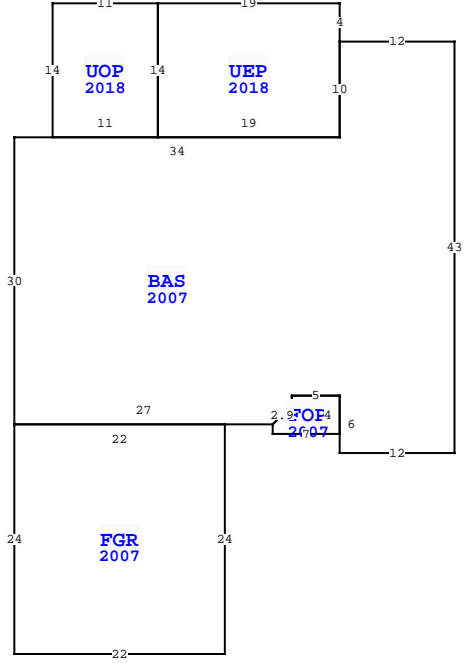


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,519	100	1,519
FGR	528	55	290
FOP	24	30	7
UEP	266	60	160
UOP	154	20	31
TOTALS	2,491		2,007

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,007	119.9814	113.98	228,758	2007	2007	0	0	7.60	92.40
1 SINGLE FAM - 100% - 2015											
Heated Area: 1519											
HX Base Yr 2015											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		211,372
TOTAL MARKET OB/XF VALUE		10,752
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		262,124
SOH/AGL Deduction		113,328
ASSESSED VALUE		148,796
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,796
TOTAL JUST VALUE		262,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4178	XFOB	0	03/01/2018
3076	NEW CONSTR	108,726	06/25/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1953/0370	12/12/2014	WD	U	I	37	101,500
GRANTOR: CATRETT CHRISTOPHER &						
GRANTEE: MANGUM NICOLE S & W						
1790/1631	4/26/2012	WD	Q	I	02	104,000
GRANTOR: FANNIE MAE						
GRANTEE: CATRETT CHRISTOPHER						

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	799.00	SF	5.20	5.20	100	2007	2007	3	88	3,656	
2	0476	VF 6 SBPL	0	100	0	237.00	LF	32.00	32.00	100	2016	2016	3	90	6,826	
3	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W12 UEP=[YR=2018] N4 W19 UOP=[YR=2018] W11 S14 E11 N14\$ S14 E19 N10\$ S10 W34 S30 FGR=[YR=2007] S24 E22 N24 W22\$ E27 FOP=[YR=2007] S1 E7 N4 W5 S1 D2 L2 \$ U2 R2 N1 E5 S6 E12 N43\$.	

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	000100	C	SFR	100	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							