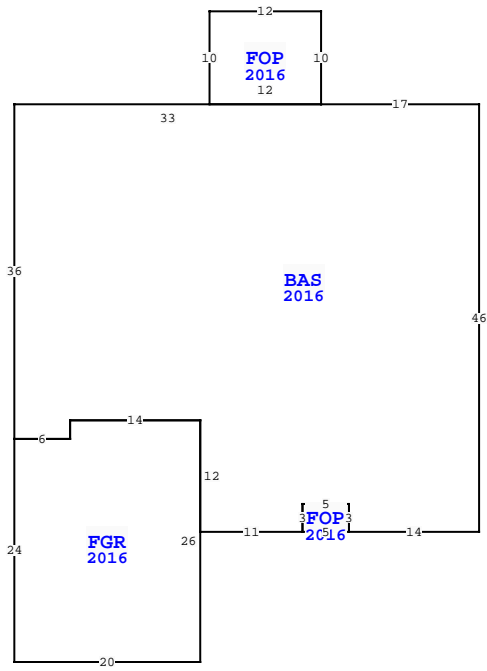


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,057	100	2016
FGR	508	55	2016
FOP	15	30	2016
FOP	120	30	2016
TOTALS	2,700		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	11	2,376	141.2621	186.47	443,053	2016	2016	0	0	3.50	96.50		
2 SNGL FAM - 100% - 2017 Heated Area: 2057 HX Base Yr 2017													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		427,546	
TOTAL MARKET OB/XF VALUE		7,300	
TOTAL LAND VALUE - MARKET		215,000	
TOTAL MARKET VALUE		649,846	
SOH/AGL Deduction		353,490	
ASSESSED VALUE		296,356	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		245,634	
TOTAL JUST VALUE		649,846	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		534,344	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531309	CO ISSUED	0	04/11/2016
B1531309	NEW CONSTR	202,169	10/21/2015
8762	REPAIR/RRF	1,000	03/17/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2040/1674	4/18/2016	WD Q	Q	I	01	267,000
GRANTOR: CARROLL JUSTIN MICHAEL						
GRANTEE: COCKRELL CHAD W & S						
1996/0566	8/07/2015	QC U	I	I	11	45,000
GRANTOR: HOLLOWAY ROBERT J						
GRANTEE: CARROLL JUSTIN MICH						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/28/2025	MLU

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	100	0	1,609.00	SF	4.00	4.00	100	2016	2016	3	95	6,114	
2	0810	CONCRETE A	0	100	0	192.00	SF	6.50	6.50	100	2016	2016	3	95	1,186	

BUILDING DIMENSIONS													
BAS=[YR=2016] W17 FOP=[YR=2016] N10 W12 S10 E12\$ W33 S36													
FGR=[YR=2016] S24 E20 N26 W14 S2 W6\$ E6 N2 E14 S12 E11													
FOP=[YR=2016] E5 N3 W5 S3\$ N3 E5 S3 E14 N46\$.													

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	RES	100		RSF-2	90.00	150.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							