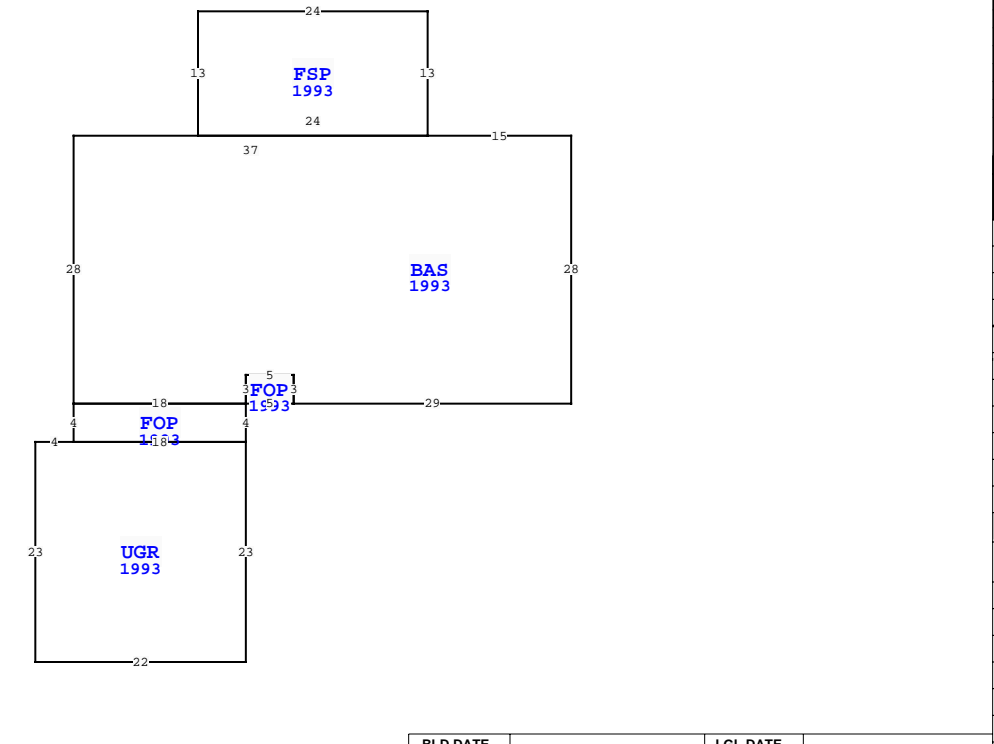


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,820	108.0000	108.00	196,560	1979	1979	0	0	18.50	81.50



Quality					
DOR CODE	DESCRIPTION				
03	Quality Level 03				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA	03			
NEIGHBORHOOD/LOC 3027.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,441	100	1993	1,441	126,837
FOP	15	30	1993	4	352
FOP	72	30	1993	22	1,936
FSP	312	40	1993	125	11,003
UGR	506	45	1993	228	20,069
TOTALS	2,346			1,820	160,196

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE	160,196			
TOTAL MARKET OB/XF VALUE	3,046			
TOTAL LAND VALUE - MARKET	300,000			
TOTAL MARKET VALUE	463,242			
SOH/AGL Deduction	264,023			
ASSESSED VALUE	199,219			
TOTAL EXEMPTION VALUE	55,722		HX HB WX	
BASE TAXABLE VALUE	143,497			
TOTAL JUST VALUE	463,242			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	455,751			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8795	REPAIR/RRF	1,400	03/24/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/0271	6/23/2004	WD	Q	I		181,000
GRANTOR: RAY MARGARET						
GRANTEE: HARVEY DONALD F & S						
0298/0281	8/01/1979	WD	Q	V		8,000
GRANTOR:						
GRANTEE:						

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	0810	CONCRETE A	0	100	0	437.00	SF	6.50	6.50	100	1979	1979	3	29	824	
2	0825	BRICK	0	100	0	276.00	SF	8.75	8.75	100	1998	1998	3	92	2,222	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/26/2024	MLU

BUILDING NOTES	

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							