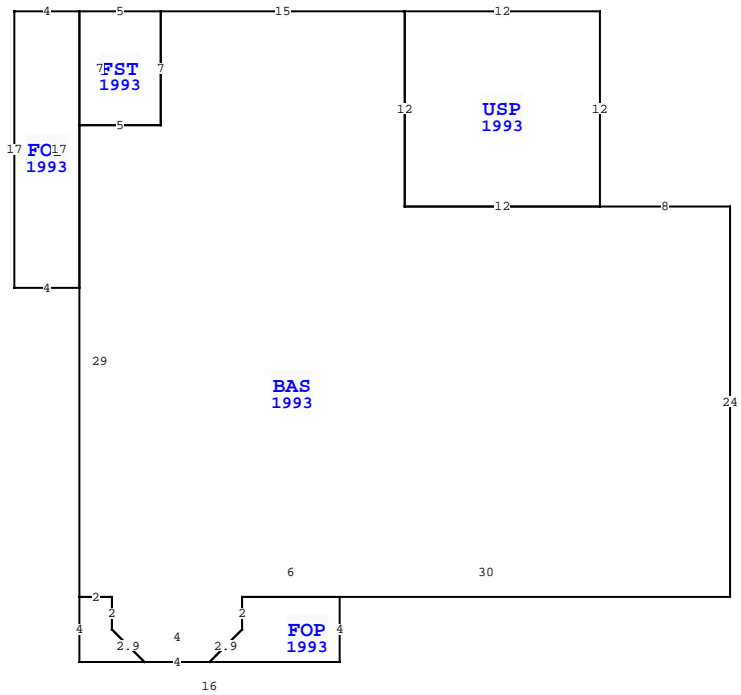


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3029.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,193	100	1993
FOP	36	30	1993
FOP	68	30	1993
FST	35	55	1993
USP	144	30	1993
TOTALS	1,476		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2025								
Heated Area: 1193											
HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			125,074
TOTAL MARKET OB/XF VALUE			5,665
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			305,739
SOH/AGL Deduction			0
ASSESSED VALUE			305,739
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			305,739
TOTAL JUST VALUE			305,739
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0296	H/AC	700	10/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/1060	1/31/2024	WD	U	I	11	100

GRANTOR: BRADBERRY JOHN W
GRANTEE: BDG RENTALS LLC
2462/1010 5/17/2021 WD Q I 01 340,000
GRANTOR: GREEN GEORGE B & RHON
GRANTEE: BRADBERRY JOHN W &

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W15 FST=[YR=1993] W5 FOP=[YR=1993] W4 S17 E4 N17S S7 E5 N7S S7 W5 S29 FOP=[YR=1993] S4 E16 N4 W6 S2 D2 L2 W4 U2 L2 N2 W2S E2 S2 R2 D2 E4 U2 R2 N2 E30 N24 W8 USP=[YR=1993] N12W12 S12 E12S W12 N12S.	

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	0940	SHEDS/PORT	0	0	20	14			280.00	SF	30.00	100	1985	1985	3	20	1,680
2	0820	WOOD WALK	0	0	18	4			72.00	SF	11.75	100	1985	1985	3	40	338
3	0855	CONC PAVER	0	0	0	0			96.00	SF	10.00	100	1997	1997	3	72	691
4	0855	CONC PAVER	0	0	0	0			464.00	SF	7.00	100	2011	2011	3	91	2,956

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.70	250,000.00	175,000.00	175,000							