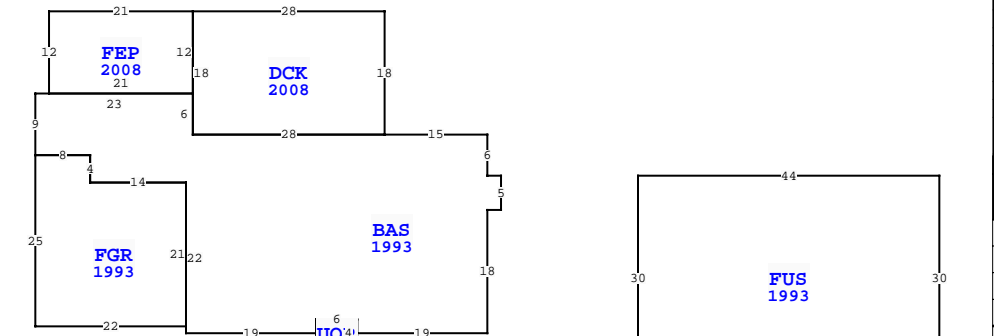


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
0900	01	3,383	112.3596	148.31	501,733	1987	2010	0	0	10.50	89.50



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		449,051	
TOTAL MARKET OB/XF VALUE		80,258	
TOTAL LAND VALUE - MARKET		385,000	
TOTAL MARKET VALUE		914,309	
SOH/AGL Deduction		27,481	
ASSESSED VALUE		886,828	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		836,106	
TOTAL JUST VALUE		914,309	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		861,835	

Quality		06 Quality Level 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC		2031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100	1993	1,534	203,620
DCK	504	10	2008	50	6,637
FEP	252	80	2008	202	26,813
FGR	494	55	1993	272	36,104
FUS	1,320	100	1993	1,320	175,213
UOP	24	20	1993	5	664
TOTALS	4,128			3,383	449,051

PERMIT NUM		DESCRIPTION		AMT		ISSUED	
218118	SWIM POOL	0		09/01/2021			
870089	N/A	79,694		03/31/1987			

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2632/564	4/13/2023	WD	Q	I	01	1,120,000	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC 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	0	1,473.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,917	
2	0810	CONCRETE A	0	100	60	3	180.00	SF	6.50	6.50	100	1987	1987	3	49.5	579	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
4	0861	POOL GUNIT	0	100	0	0	275.00	SF	85.00	85.00	100	2022	2022	3	95	22,206	
5	0855	CONC PAVER	0	100	0	0	1,386.00	SF	10.00	10.00	100	2022	2022	3	99	13,721	
6	1242	WD DECK A	0	100	0	0	225.00	SF	10.00	10.00	100	2022	2022	3	93	2,093	
7	0911	SCRN RM A	0	100	0	0	2,021.00	SF	17.50	17.50	100	2022	2022	3	93	32,892	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	

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	0.00	0.00	1.00	LT		1.00	1.00	1.40	275,000.00	385,000.00	385,000							

REVIEW DATE 05/17/2022 BY DJ																								
Total Acres: 0.00					Total Land Value: 385,000					Market: 0					Agricultural: 0					Common: 385,000				