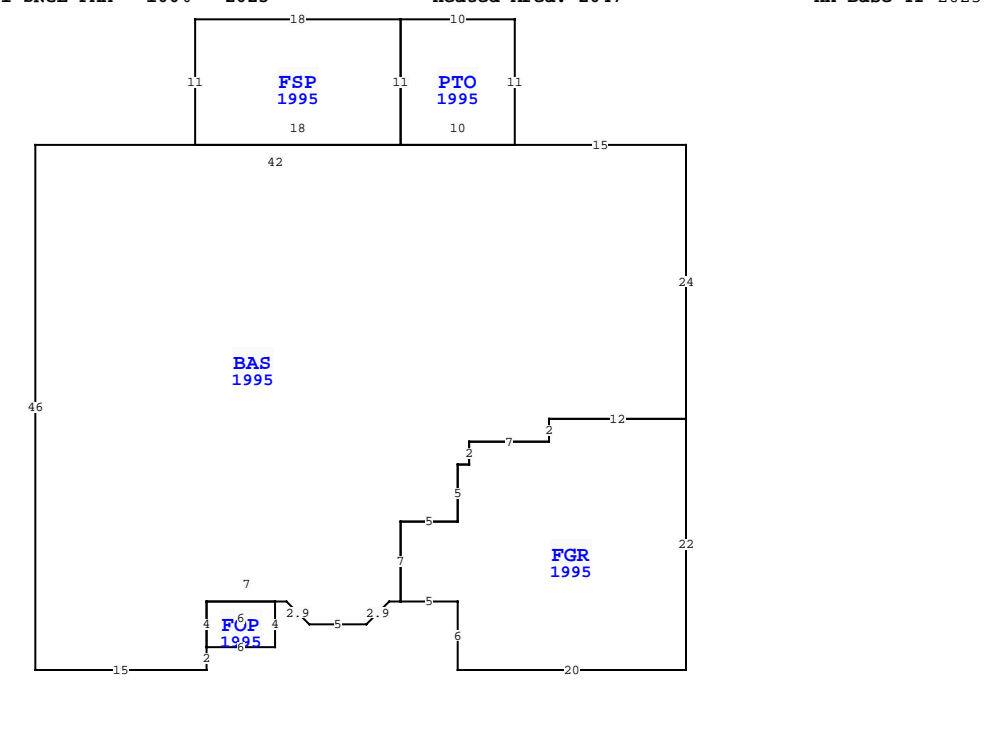




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,390	123.5192	163.05	389,690	1995	1995	0	0	16.33	83.67

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		326,054	
TOTAL MARKET OB/XF VALUE		2,944	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		508,998	
SOH/AGL Deduction		0	
ASSESSED VALUE		508,998	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		458,276	
TOTAL JUST VALUE		508,998	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		504,518	



Quality		06 Quality Level 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC 2026.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,047	100	1995	2,047	279,260
FGR	457	55	1995	251	34,243
FOP	24	30	1995	7	955
FSP	198	40	1995	79	10,778
PTO	110	5	1995	6	818
TOTALS	2,836			2,390	326,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501682	NEW CONSTR	96,500	02/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/1016	10/24/2024	WD	Q	I	02	619,500
GRANTOR: JONES BRADLEY RAYNOR						
GRANTEE: AU ANDY						
2747/1001	10/17/2024	FJ	U	I	11	0
GRANTOR: JONES MAYSIE ANNE WAT						
GRANTEE: JONES JAMES FREDERI						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	45	16	720.00	SF	5.20	5.20	2,546
2	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	398

TOTAL OB/XF												2,944			
BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
03/03/2023															

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1995] W15 PTO=[YR=1995] N11 W10 FSP=[YR=1995] W18 S11 E18 N11 \$ S11 E10 \$ W42 S46 E15 N2 FOP=[YR=1995] E6 N4 W6 S4 \$ N4 E7 D2 R2 E5 U2 R2 E1 FGR=[YR=1995] E5 S6 E20 N22 W12 S2 W7 S2 W1 S5 W5 S7 \$ N7 E5 N5 E1 N2 E7 N2 E12 N24 \$.											

LAND DESCRIPTION												TOTAL OB/XF												2,944			
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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000										