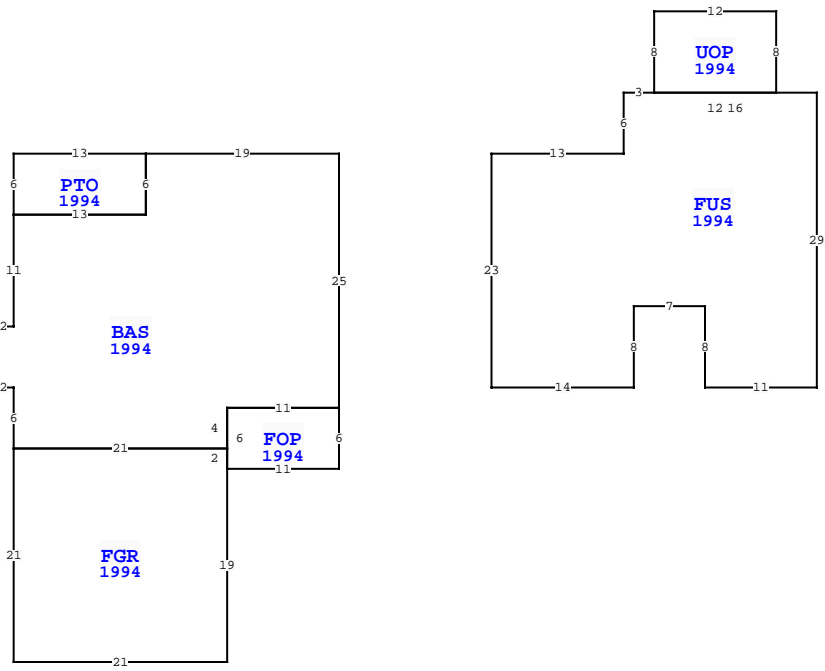


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	818	100	1994
FGR	441	55	1994
FOP	66	30	1994
FUS	794	100	1994
PTO	78	5	1994
UOP	96	20	1994
TOTALS	2,293		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,898	128.0272	169.00	320,762	1994	1994	0	0	14.65	85.35
1 SNGL FAM - 100% - 2019										Heated Area: 1612	
										HX Base Yr 2019	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			273,770
TOTAL MARKET OB/XF VALUE			4,366
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			458,136
SOH/AGL Deduction			181,186
ASSESSED VALUE			276,950
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			226,228
TOTAL JUST VALUE			458,136
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			445,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00990	NEW CONSTR	118,300	05/03/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1918/1809	5/22/2014	WD Q	Q	I	01	242,000
GRANTOR: ELLIOTT MARTIN E & RO						
GRANTEE: BANNISTER JEFFREY A						
1562/1667	4/24/2008	QC U	U	I	18	100
GRANTOR: ELLIOTT MARTIN E & RO						
GRANTEE: ELLIOTT MARTIN E &						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	
2	0812	CONCRETE C	0	100	0	1,069.00	SF	4.00	4.00	100	1994	1994	3	66	2,822	
3	0810	CONCRETE A	0	100	0	15.00	SF	6.50	6.50	100	1994	1994	3	66	64	

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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/10/2019 BY DJA																								
Total Acres: 0.00					Total Land Value: 180,000					Market: 0					Agricultural: 0					Common: 180,000				