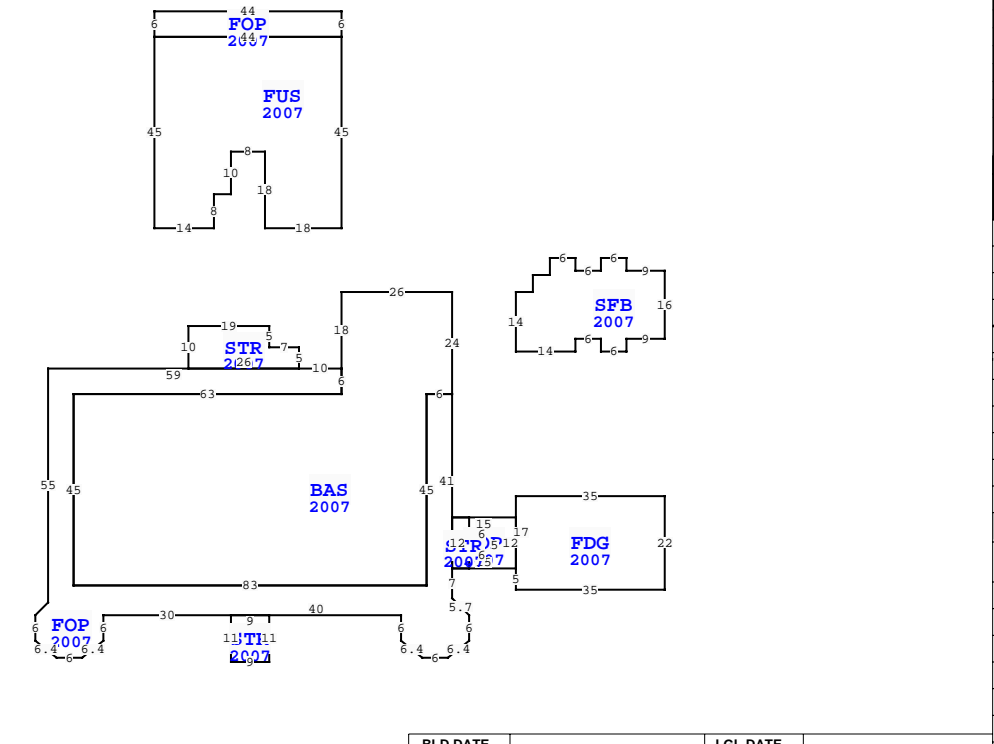


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	7,878	144.0561	227.61	1,793,112	2007	2007	0	0	0	8.10	91.90

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	Tax Group: 8	Tax Dist:	STANDARD
BUILDING MARKET VALUE	1,647,870		
TOTAL MARKET OB/XF VALUE	101,549		
TOTAL LAND VALUE - MARKET	838,250		
TOTAL MARKET VALUE	2,587,669		
SOH/AGL Deduction	1,069,343		
ASSESSED VALUE	1,518,326		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	1,467,604		
TOTAL JUST VALUE	2,587,669		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	2,350,756		



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
03	0100		2011.00
SINGLE FAMILY			
MKT AREA		02	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,359	100	2007	4,359	911,788
FDG	770	60	2007	462	96,638
FOP	180	30	2007	54	11,295
FOP	264	30	2007	79	16,525
FOP	1,912	30	2007	574	120,066
FUS	1,804	100	2007	1,804	377,349
SFB	632	80	2007	506	105,842
STR	78	10	2007	8	1,673
STR	99	10	2007	10	2,092
STR	225	10	2007	22	4,601
TOTALS	10,323			7,878	1,647,870

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	100	18	6	108.00	SF	33.00	100	2006	2006	3	24	855	
2	0825	BRICK	0	100	18	6	108.00	SF	12.50	100	2007	2007	3	96	1,296	
3	0825	BRICK	0	100	14	22	308.00	SF	12.50	100	2006	2006	3	96	3,696	
4	0825	BRICK	0	100	10	6	60.00	SF	12.50	100	2006	2006	3	96	720	
5	0200	BARN WD 0-	0	100	48	33	1,584.00	SF	30.00	100	2006	2006	3	40	19,008	
6	0350	CARPORT WD	0	100	48	6	288.00	SF	13.00	100	2006	2006	3	24	899	
7	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	100	2007	2007	3	90	3,600	
8	0825	BRICK	0	100	0	0	575.00	SF	12.50	100	2007	2007	3	96	6,900	
9	0825	BRICK	0	100	17	4	68.00	SF	13.75	100	2007	2007	3	96	898	
10	1241	WD DECK G	0	100	20	4	80.00	UT	12.65	100	2007	2007	3	44	445	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100	0006	OR	0.00	0.00	4.79	AC		1.00	1.00	0.70	250,000.00	175,000.00	838,250							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19943	SWIM POOL	32,000	05/01/2007
M11756	H/AC	0	07/01/2006
R0609457	REPAIR/RRF	8,820	06/01/2006
E0617526	NEW CONSTR	18,000	06/01/2006
P0611258	NEW CONSTR	0	06/01/2006
E0617071	ELEC OTHER	800,000	04/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2439/1578	3/03/2021	WD	Q	I	01	2,126,000

GRANTOR: FREEMAN NEAL & JANE						
GRANTEE: GRAY JOSEPH F						
1858/0300	5/24/2013	WD	Q	I	02	1,925,000
GRANTOR: WILSON EDWARD E & TER						
GRANTEE: FREEMAN NEAL & JANE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2007] W26S18FOP=[YR=2007] W10 STR=[YR=2007] N5W7N5W19S10E26S W59 S55 D3 L3 S6 D4 R5 E6 R5 U4 N6 E30 STR=[YR=2007] S11E9N11W9S6E40 S6 D4 R5 E6 R5 U4 N6 U4 L4 N7 FOP=[YR=2007] E15 FDG=[YR=2007] S5E35N22 W35S17N12W15S12S STR=[YR=2007] E4N3 E6N5W6N4W4S12S N41 W6S45W83N45 E63N6S56 W63S45E83N45E6N24S PTR=E15 SFB=[YR=2007] S14E14N3E6S3E6 N3E9N16 W9N3W6S3W6N3W6S4W4S4W4 \$ W15S PTR=W26N15 FUS=[YR=2007] N45 FOP=[YR=2007] N6W44S6E44S4W4S45 E14 N8E4N10E8S18E18S S15E26S.

