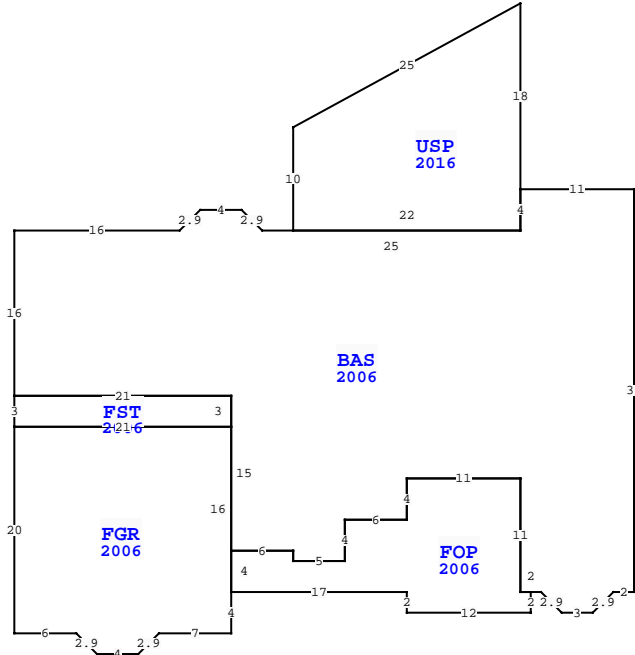


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	13		LVT/LAMMT	60	
Interior Floor	14		CARPET	40	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			2	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	100	
Units			0	100	
Occupancy	00		NONE	100	
Quality	06		Quality Level 06		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	02	
NEIGHBORHOOD/LOC	2013.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	2006	1,565	236,892
FGR	432	55	2006	238	36,025
FOP	226	30	2006	68	10,293
FST	63	55	2006	35	5,298
USP	352	30	2016	106	16,045
TOTALS	2,638			2,012	304,553

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,012	125.3224	165.43	332,845	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2021										Heated Area: 1565	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			304,553
TOTAL MARKET OB/XF VALUE			10,243
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			454,796
SOH/AGL Deduction			173,939
ASSESSED VALUE			280,857
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			230,135
TOTAL JUST VALUE			454,796
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			412,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631985	SCRNROOM	10,000	03/01/2016
M10318	MECH OTHER	0	09/01/2005
E15314	ELEC OTHER	5,000	07/01/2005
C0515347	CO ISSUED	160,000	06/01/2005
P0509621	OTHER	0	06/01/2005
R0507717	REPAIR/RRF	4,000	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/1915	7/10/2020	PR	U	I	19	230,000

GRANTOR: BUCHANAN CONSTANCE GU
GRANTEE: HANSON CHARLES W JR
2019/0503 | 12/10/2015 | SW | U | I | 12 | 179,900
GRANTOR: BAYVIEW LOAN SERVICIN
GRANTEE: SWIFT ERNEST G & EV

BLD DATE		02/28/2007	0	LGL DATE	05/01/2025	MLU
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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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	997.00	SF	5.20	5.20	100	2006	2006	3	86	4,459	
3	0810	CONCRETE A	0	100	0	248.00	SF	6.50	6.50	100	2006	2006	3	86	1,386	
4	0855	CONC PAVER	0	100	15	135.00	SF	10.00	10.00	100	2016	2016	3	95	1,283	

BUILDING NOTES	
BAS=[YR=2006] W11 USP=[YR=2016] N18 L22 D12 S10 E22 N4\$ S4 W25 U2 L2 W4 D2 L2 W16 S16 FST=[YR=2006] S3 FGR=[YR=2006] S20 E6 D2 R2 E4 U2 R2 E7 N4FOP=[YR=2006] E17 S2E12 N2 W1 N11 W11 S4 W6 S4 W5 N1 W6 S4\$ N16 W21\$ E21 N3 W21\$E21 S15 E6 S1E5 N4 E6 N4 E11 S11 E2 D2 R2 E3 U2 R2 E2 N39\$.	

LAND DESCRIPTION										TOTAL OB/XF										10,243				
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	1.00	140,000.00	140,000.00	140,000							