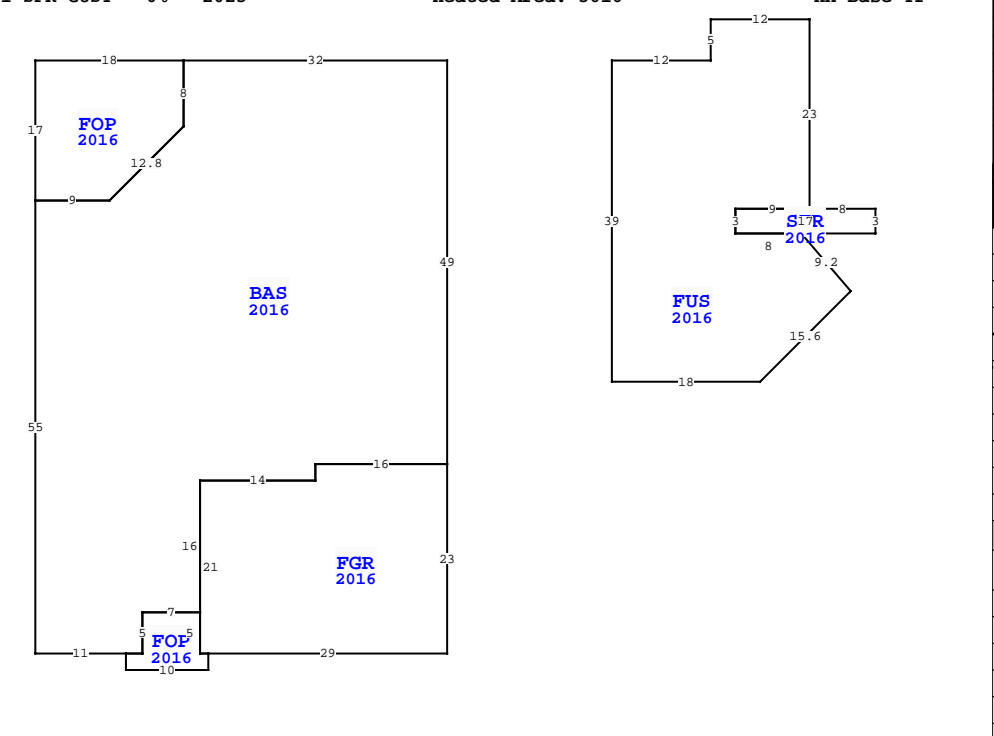


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	10 ABOVE AVG 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	
1	SFR CUST	- 0%	- 2023									



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		686,709	
TOTAL MARKET OB/XF VALUE		72,656	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		1,059,365	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,059,365	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,059,365	
TOTAL JUST VALUE		1,059,365	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,092,339	

Quality		04 Quality Level 04			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC		2122.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,638	100	2016	2,638	443,896
FGR	662	55	2016	364	61,250
FOP	55	30	2016	16	2,692
FOP	266	30	2016	80	13,461
FUS	978	100	2016	978	164,568
STR	51	10	2016	5	841
TOTALS	4,650			4,081	686,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003317	SWIM POOL	63,300	04/17/2017
B1531137	CO ISSUED	0	02/16/2016
B1531137	NEW CONSTR	445,758	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/1310	6/29/2022	WD Q	Q	I	01	1,500,000
GRANTOR: VAN LANEN PLEUN M & D						
GRANTEE: ALVEY RANDEL S & TH						
2029/0872	2/18/2016	WD Q	Q	I	02	570,700
GRANTOR: DS WARE HOMES LLC						
GRANTEE: VAN LANEN PLEUN MAR						

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0855	CONC PAVER	0	0	0	0	884.00	SF	7.00	7.00	100	2016	2016	3	95	5,879	
3	0855	CONC PAVER	0	0	0	0	60.00	SF	7.00	7.00	100	2016	2016	3	95	399	
4	0855	CONC PAVER	0	0	3	5	15.00	SF	7.00	7.00	100	2016	2016	3	95	100	
5	0861	POOL GUNIT	0	0	0	0	600.00	SF	85.00	85.00	100	2017	2017	3	81	41,310	
6	0855	CONC PAVER	0	0	0	0	1,519.00	SF	10.00	10.00	100	2017	2017	3	96	14,582	
7	0476	VF 6 SBPL	0	0	0	0	37.00	LF	32.00	32.00	100	2017	2017	3	90	1,066	
8	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	
9	0476	VF 6 SBPL	0	0	0	0	190.00	LF	40.00	40.00	100	2017	2017	3	90	6,840	

LAND DESCRIPTION													TOTAL OB/XF					72,656						
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2016] W32 FOP=[YR=2016] W18 S17 E9 U9 R9 N8\$ S8 D9 L9 W9 S55 E11 FOP=[YR=2016] S2 E10 N2 FGR=[YR=2016] E29 N23 W16 S2 W14 S21 E1\$ W1 N5 W7 S5 W2\$ E2 N5 E7 N16 E14 N2 E16 N49\$ PTR=E20 FUS=[YR=2016] E12 N5 E12 S23 STR=[YR=2016] E8 S3 W17 N3 E9\$ W9 S3 E8 D7 R6 D11 L11 W18 N39\$ W20\$.												

REVIEW DATE 01/14/2021 BY TWA																								
Total Acres: 0.00					Total Land Value: 300,000					Market: 0					Agricultural: 0					Common: 300,000				