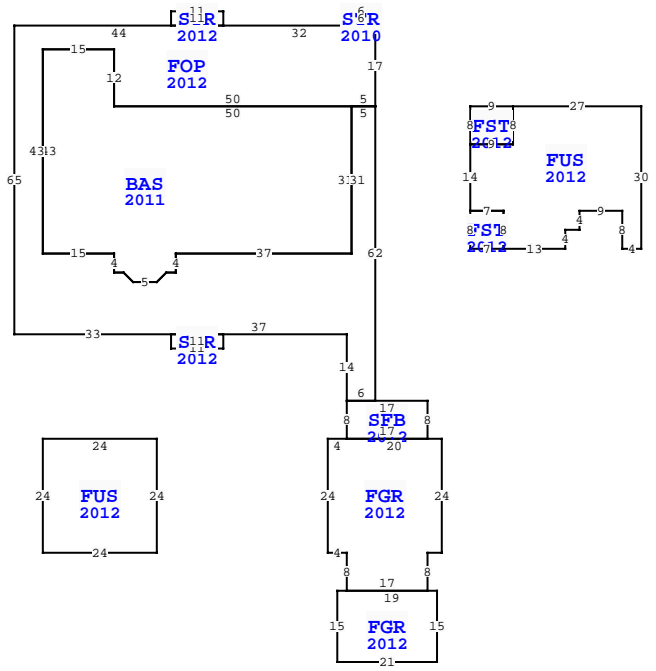




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	19	MARBLE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3028.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,261	100	2011
FGR	315	55	2012
FGR	712	55	2012
FOP	2,763	30	2012
FST	56	55	2012
FST	72	55	2012
FUS	576	100	2012
FUS	868	100	2012
SFB	136	80	2012
STR	18	10	2010
TOTALS	7,843		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	5,287	159.9496	252.72	1,336,131	2011	2011	0	0	6.00	94.00	
1 SFR CUST - 0% - 0 Heated Area: 3814 HX Base Yr												



** This building has 12 Sub-Areas

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2011
2	0855	CONC PAVER	0	0	0	0	4,685.00	SF	7.00	7.00	100	2011
3	0855	CONC PAVER	0	0	0	0	1,540.00	SF	7.00	7.00	100	2011
4	0462	ST/AL FNC	0	0	0	0	1,548.00	SF	10.00	10.00	100	2011
5	1075	TRELLIS G	0	0	26	6	156.00	SF	52.50	52.50	100	2011
6	0350	CARPORT WD	0	0	22	22	484.00	SF	39.00	39.00	100	2011
7	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2011
8	0855	CONC PAVER	0	0	0	0	304.00	SF	7.00	7.00	100	2012

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	
							72,462						

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1	000100	C	RES	0		RSF-1	0.00	0.00	1.13	AC	1.00	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	250,000.00	250,000.00	282,500							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	Tax Group: 8	Tax Dist:	STANDARD
BUILDING MARKET VALUE	1,255,963		
TOTAL MARKET OB/XF VALUE	72,462		
TOTAL LAND VALUE - MARKET	282,500		
TOTAL MARKET VALUE	1,610,925		
SOH/AGL Deduction	259,056		
ASSESSED VALUE	1,351,869		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,351,869		
TOTAL JUST VALUE	1,610,925		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,282,984		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12925	REPAIR/RRF	0	06/01/2012
B1225942	GAR/BAYWIN	15,348	04/01/2012
C23391	CO ISSUED	0	04/27/2011
B24466	XFOB	2,000	03/01/2011
R12511	REPAIR/RRF	8,000	12/01/2010
B24027	ADDITION	25,670	10/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2503/1570	9/29/2021	QC	U	I	11	100

GRANTOR: EVANS CHARLES R LIVIN
GRANTEE: EVANS 2021 REAL EST
2349/0551 3/19/2020 QC U I 11 100
GRANTOR: EVANS BARBARA M LIVIN
GRANTEE: EVANS CHARLES R LIV

BUILDING NOTES												
BAS=[YR=2011] W50 N12 W15 S43 E15 S4 E2 D2 R2 E5 U2 R2 E2 N4 E37 N31 \$ FOP=[YR=2012] E5 N17 STR=[YR=2010] N3W6 S3E6\$ W32 STR=[YR=2012] N3W11S3E11\$ W44 S65 E33 STR=[YR=2012] S3E11N3W11 \$ E37 S14 SFB=[YR=2012] S8 FGR=[YR=2012] W4 S24 E4 S8 FGR=[YR=2012] W2 S15 E21 N15 W19\$ E17 N8 E3 N24 W20 \$ E17N8W17\$ E6 N62 W5 S31 W37 S4 W2 D2 L2 W5 U2 L2 W2 N4 W15 N43 E15 S12 E50\$ PTR=W65 S70 FUS=[YR=2012] S24E24N24W24\$ E65 N70\$ PTR=E25 FST=[YR=2012] E9 FUS=[YR=2012] E27S30 W4 N8 W9 S4 W3 S4 W13 FST=[YR=2012] W7 N8 E7 S8\$ N8 W7 N14E9 N8\$ S8 W9 N8\$ W25\$.												

BUILDING DIMENSIONS												
BAS=[YR=2011] W50 N12 W15 S43 E15 S4 E2 D2 R2 E5 U2 R2 E2 N4 E37 N31 \$ FOP=[YR=2012] E5 N17 STR=[YR=2010] N3W6 S3E6\$ W32 STR=[YR=2012] N3W11S3E11\$ W44 S65 E33 STR=[YR=2012] S3E11N3W11 \$ E37 S14 SFB=[YR=2012] S8 FGR=[YR=2012] W4 S24 E4 S8 FGR=[YR=2012] W2 S15 E21 N15 W19\$ E17 N8 E3 N24 W20 \$ E17N8W17\$ E6 N62 W5 S31 W37 S4 W2 D2 L2 W5 U2 L2 W2 N4 W15 N43 E15 S12 E50\$ PTR=W65 S70 FUS=[YR=2012] S24E24N24W24\$ E65 N70\$ PTR=E25 FST=[YR=2012] E9 FUS=[YR=2012] E27S30 W4 N8 W9 S4 W3 S4 W13 FST=[YR=2012] W7 N8 E7 S8\$ N8 W7 N14E9 N8\$ S8 W9 N8\$ W25\$.												