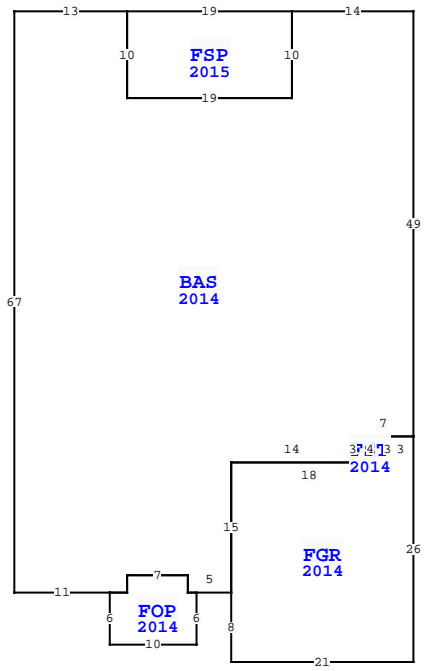


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1079.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,542	100	2014
FGR	492	55	2014
FOP	74	30	2014
FSP	190	40	2015
FST	12	55	2014
TOTALS	3,310		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2020								
				Heated Area: 2542							
					HX Base Yr 2020						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			534,849
TOTAL MARKET OB/XF VALUE			8,432
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			693,281
SOH/AGL Deduction			309,629
ASSESSED VALUE			383,652
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			332,930
TOTAL JUST VALUE			693,281
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			668,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151931	SCRNFOP	875	08/20/2015
20131596	NEW CONSTR	271,876	07/08/2013
20131598	ROOF	3,000	07/08/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/0528	2/14/2023	LE	U	I	11	100
GRANTOR: BELL WILLIAM R & TONJ						
GRANTEE: BELL WILLIAM R TRUS						
2292/1820	7/22/2019	WD	Q	I	01	460,000
GRANTOR: GARBER VAN L & ANN S						
GRANTEE: BELL WILLIAM R & TO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	627.00	SF	7.00	7.00	100	2014
2	0855	CONC PAVER	0	100	0	53.00	SF	7.00	7.00	100	2014
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2014
4	0855	CONC PAVER	0	100	0	300.00	SF	7.00	7.00	100	2019

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/13/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2014] W14 FSP=[YR=2015] W19 S10 E19 N10\$ S10 W19 N10 W13 S67 E11 FOP=[YR=2014] S6 E10 N6 W1 N2 W7 S2 W2\$ E2 N2 E7 S2 E5 FGR=[YR=2014] S8 E21 N26 W3 FST=[YR=2014] W4 S3 E4 N3\$ S3 W18 S15\$ N15 E14 N3 E7 N49\$.	

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	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							