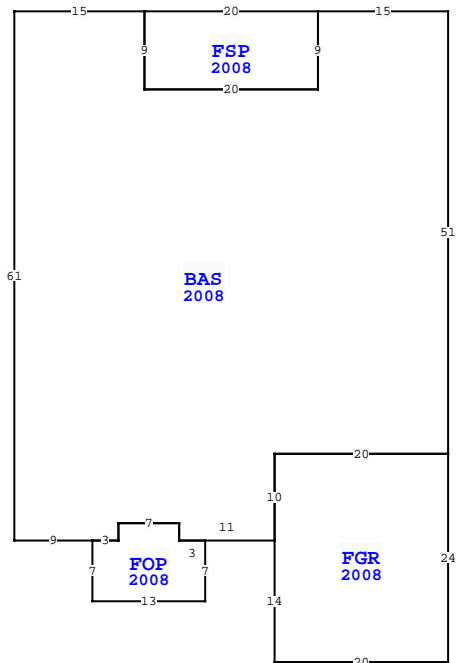


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	11 CLAY TILE 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	3 100				
Frame	02 WOOD FRAME 100				
Stories	0 0 100				
Units	0 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,656	100	2008	2,656	441,104
FGR	480	55	2008	264	43,844
FOP	105	30	2008	32	5,315
FSP	180	40	2008	72	11,957
TOTALS	3,421			3,024	502,221

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%	- 2025							
Heated Area: 2656						HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		2
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		502,221
TOTAL MARKET OB/XF VALUE		37,061
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		689,282
SOH/AGL Deduction		0
ASSESSED VALUE		689,282
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		638,560
TOTAL JUST VALUE		689,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		668,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140632	POOL	37,000	04/02/2014
20090040	XFOB	2,852	01/13/2009
20081551	H/AC	7,790	10/08/2008
20081422	OTHER	1,460	09/12/2008
20081359	OTHER	9,121	09/04/2008
20081347	ELEC OTHER	2,000	09/02/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/976	3/18/2024	WD	Q	I	02	900,000
GRANTOR: HADDOCK EDD WAYNE						
GRANTEE: MCCORMACK NANCY R						
2135/0298	7/10/2017	WD	Q	I	01	444,000
GRANTOR: STAMETS DONALD W &						
GRANTEE: HADDOCK EDD WAYNE						

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	100	0	0	1.00	UT	2,000.00	100	2008	2008	3	91	1,820	
2	0855	CONC PAVER	0	100	26	3	78.00	SF	10.00	100	2008	2008	3	88	686	
3	0855	CONC PAVER	0	100	0	0	624.00	SF	10.00	100	2008	2008	3	88	5,491	
4	0462	ST/AL FNC	0	100	119	0	476.00	SF	10.00	100	2008	2008	3	48	2,285	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	100	2008	2008	3	72	432	
6	0861	POOL GUNIT	0	100	0	0	220.00	SF	85.00	100	2014	2014	3	71	13,277	
7	0911	SCRN RM A	0	100	0	0	850.00	SF	17.50	100	2014	2014	3	60	8,925	
8	0855	CONC PAVER	0	100	0	0	630.00	SF	7.00	100	2014	2014	3	94	4,145	
TOTALS															37,061	

LAND DESCRIPTION																								
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							