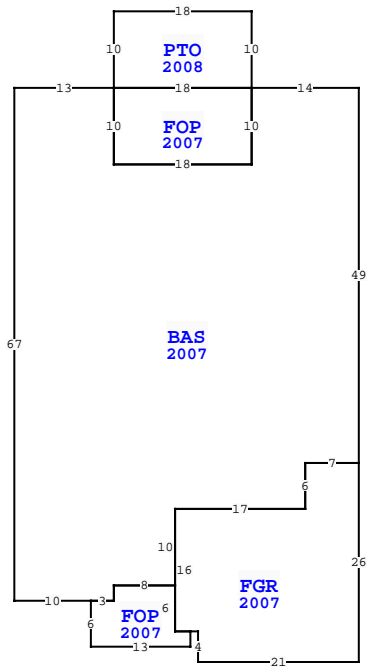


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		1.	1. 100
Units		0	100
Occupancy	00	NONE	100
Quality	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	2,489	100	2007
FGR	510	55	2007
FOP	86	30	2007
FOP	180	30	2007
PTO	180	5	2008
TOTALS	3,445		

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%	- 2018	508,953	2007	2007	0	0	0	8.50
				Heated Area: 2489			HX Base Yr 2018				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			465,692
TOTAL MARKET OB/XF VALUE			15,787
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			631,479
SOH/AGL Deduction			241,069
ASSESSED VALUE			390,410
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			334,688
TOTAL JUST VALUE			631,479
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			610,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070924	XFOB	2,565	05/23/2007
20070249	OTHER	1,640	02/12/2007
20062560	H/AC	6,000	11/16/2006
20062306	NEW CONSTR	250,000	10/10/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/1109	8/09/2017	WD Q	Q	I	02	408,000
GRANTOR: SIPES JOHN D JR & PHY						
GRANTEE: CARTWRIGHT JOSEPH H						
1492/1231	4/16/2007	WD Q	Q	I		449,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SIPES JOHN D JR & P						

EXTRA FEATURES															BLD DATE	09/14/2007	KK	LGL DATE	03/13/2024	MLU
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	2,000.00	100	2007	2007	3	90	1,800				
2	0462	ST/AL FNC	0	100	0	0	440.00	SF	10.00	10.00	100	2007	2007	3	44	1,936				
3	0855	CONC PAVER	0	100	0	0	863.00	SF	10.00	10.00	100	2007	2007	3	87	7,508				
4	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	100	2007	2007	3	87	731				
5	0855	CONC PAVER	0	100	0	0	40.00	SF	10.00	10.00	100	2007	2007	3	87	348				
6	0911	SCRN RM A	0	100	18	10	180.00	SF	17.50	17.50	100	2007	2007	3	27	851				
7	0855	CONC PAVER	0	100	0	0	275.00	SF	10.00	10.00	100	2016	2016	3	95	2,613				
TOTAL OB/XF															15,787					

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2007] W14 PTO=[YR=2008] N10 W18 S10 E18\$			
FOP=[YR=2007] W18 S10 E18 N10\$ S10 W18 N10 W13 S67 E10			
FOP=[YR=2007] S6 E13 N2 FGR=[YR=2007] E1 S4 E21 N26 W7 S6 W17			
S16 E2\$ W2 N6 W8 S2 W3\$ E3 N2 E8 N10 E17 N6 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							