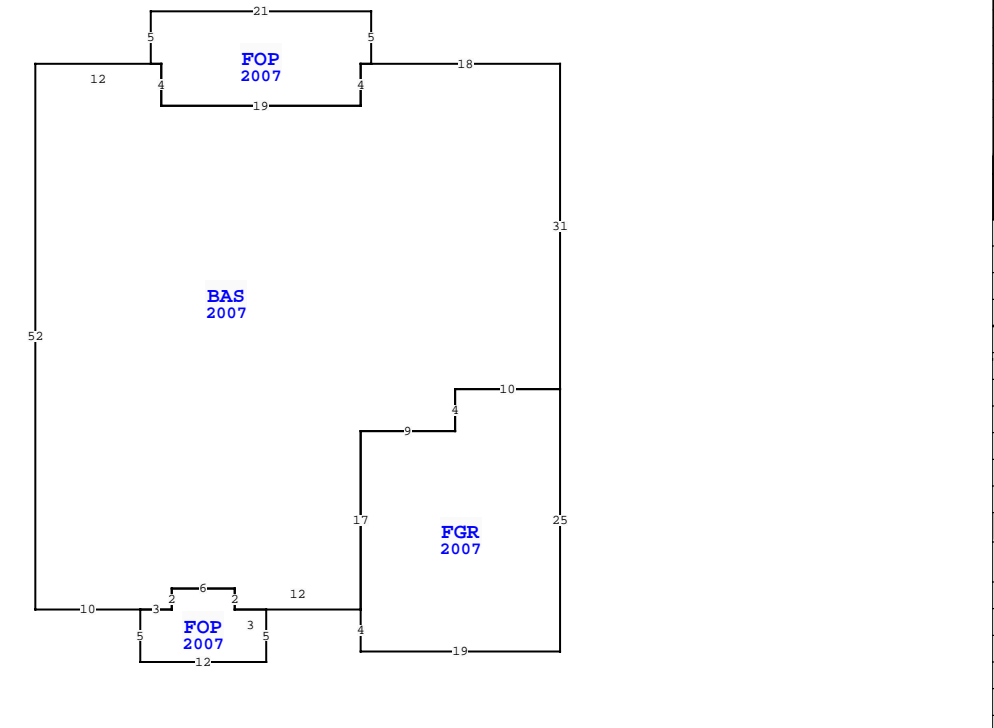


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	
0500	01	2,466	106.4640	185.03	456,284	2007	2007	0	0	0	8.50	91.50



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			417,500
TOTAL MARKET OB/XF VALUE			7,438
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			574,938
SOH/AGL Deduction			0
ASSESSED VALUE			574,938
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			524,216
TOTAL JUST VALUE			574,938
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			556,068

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	2,149	100	2007	2,149	363,831
FGR	439	55	2007	241	40,802
FOP	72	30	2007	22	3,725
FOP	181	30	2007	54	9,143
TOTALS	2,841			2,466	417,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071856	OTHER	1,640	10/03/2007
20071432	H/AC	5,570	08/01/2007
20071104	OTHER	5,041	06/14/2007
20071096	ELEC OTHER	2,000	06/13/2007
20070962	CO ISSUED	250,000	05/31/2007
20070962	NEW CONSTR	250,000	05/31/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/850	4/25/2025	FJ	U	I	11	0

GRANTOR: JAMES DEBORAH EST
GRANTEE: WILLIAMS KENNETH M
2703/258 3/28/2024 WD Q I 01 755,000
GRANTOR: CLARK FRANK & JANICE
GRANTEE: JAMES DEBORAH

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	0855	CONC PAVER	0	100	0	588.00	SF	10.00	10.00	100	2007	2007	3	87	5,116	
2	0855	CONC PAVER	0	100	20	60.00	SF	10.00	10.00	100	2007	2007	3	87	522	
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	

BLD DATE		10/15/2007	KK	LGL DATE		03/13/2024	MLU
XF DATE				LAND DATE			
INC DATE				AG DATE			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W18 FOP=[YR=2007] N5 W21 S5 E1 S4 E19 N4 E1\$ W1 S4 W19 N4 W12 S52 E10 FOP=[YR=2007] S5 E12 N5 W3 N2 W6 S2 W3\$ E3 N2 E6 S2 E12 FGR=[YR=2007] S4 E19 N25 W10 S4 W9 S17\$ N17 E9 N4 E10 N31\$.	

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								