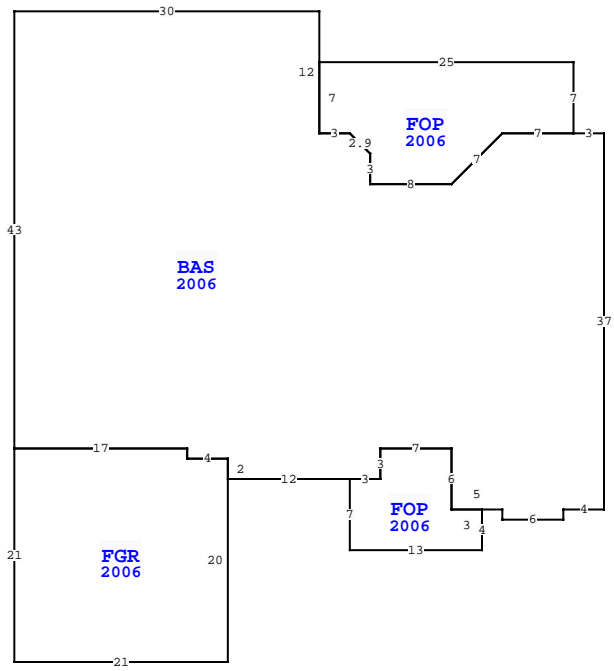


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		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	2,249	100	2006
FGR	437	55	2006
FOP	103	30	2006
FOP	230	30	2006
TOTALS	3,019		

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: 2249						HX Base Yr 2020					



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		435,929
TOTAL MARKET OB/XF VALUE		14,757
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		600,686
SOH/AGL Deduction		215,429
ASSESSED VALUE		385,257
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		334,535
TOTAL JUST VALUE		600,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211146	ADDITION	0	04/12/2021
20061660	OTHER	1,640	07/12/2006
20060852	H/AC	4,980	04/25/2006
20060594	ELEC OTHER	4,200	03/23/2006
20060587	OTHER	5,407	03/21/2006
20060512	DEMOLITION	0	03/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/0130	11/22/2019	WD	Q	I	01	395,000
GRANTOR: HAGOOD JAMES C & TESS						
GRANTEE: PIZZO DEREK & MICHE						
1468/1657	1/02/2007	WD	U	I	21	359,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HAGOOD JAMES C & TE						

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	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0855	CONC PAVER	0	100	0	493.00	SF	10.00	10.00	100	2006	2006	3	86	4,240	
3	0855	CONC PAVER	0	100	0	130.00	SF	10.00	10.00	100	2006	2006	3	86	1,118	
4	0911	SCRN RM A	0	100	0	300.00	SF	17.50	17.50	100	2022	2022	3	93	4,883	
5	0462	ST/AL FNC	0	100	0	288.00	SF	10.00	10.00	100	2022	2022	3	95	2,736	
TOTALS															14,757	

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							