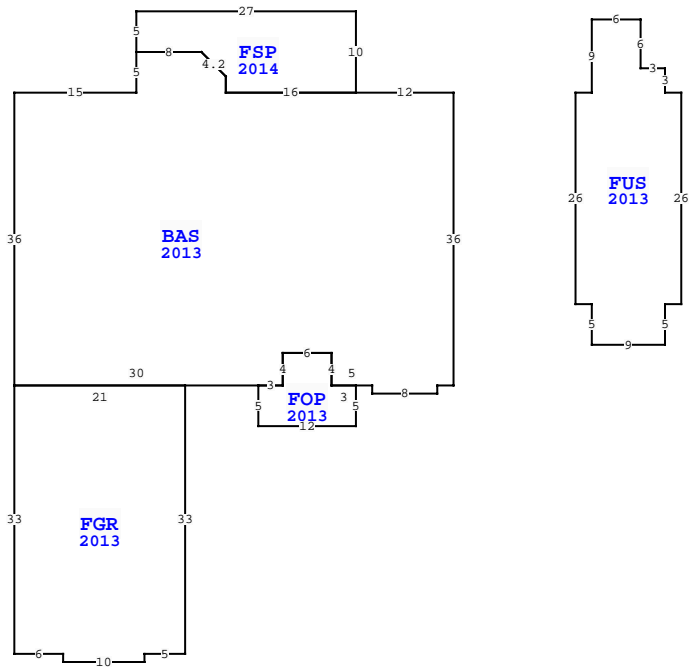


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	1,979	100	2013
FGR	703	55	2013
FOP	84	30	2013
FSP	220	40	2014
FUS	446	100	2013
TOTALS	3,432		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,925	111.6720	194.09	567,713	2013	2013	0	0	5.50	94.50
1 SFR CUST - 100% - 2021 Heated Area: 2425 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		536,489	
TOTAL MARKET OB/XF VALUE		17,661	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		704,150	
SOH/AGL Deduction		232,929	
ASSESSED VALUE		471,221	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		420,499	
TOTAL JUST VALUE		704,150	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		679,918	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131567	NEW CONSTR	265,237	07/05/2013
20131571	ROOF	3,000	07/05/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2373/0544	6/30/2020	WD Q	Q	I	01	505,000
GRANTOR: REED WILLIAM & KIMBER						
GRANTEE: WHITE TIMOTHY C & M						
1939/0718	9/05/2014	WD Q	Q	I	01	379,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: REED WILLIAM & KIMB						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	
2	0855	CONC PAVER	0	100	0	1,471.00	SF	7.00	7.00	100	2013	2013	3	93	9,576	
3	0462	ST/AL FNC	0	100	0	252.00	SF	10.00	10.00	100	2013	2013	3	68	1,714	
4	0855	CONC PAVER	0	100	0	324.00	SF	10.00	10.00	100	2014	2014	3	94	3,046	

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

BUILDING NOTES	
BAS=[YR=2013] W12 FSP=[YR=2014] N10 W27 S5 E8 D3 R3 S2 E16\$ W16 N2 U3 L3 W8 S5 W15 S36 FGR=[YR=2013] S33 E6 S1 E10 N1 E5 N33 W21\$ E30 FOP=[YR=2013] S5 E12 N5 W3 N4 W6 S4 W3\$ E3 N4 E6 S4 E5 S1 E8 N1 E2 N36\$ PTR=E15 FUS=[YR=2013] E2 N9 E6 S6 E3 S3 E2 S26 W2 S5 W9 N5 W2 N26\$ W15\$.	

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							