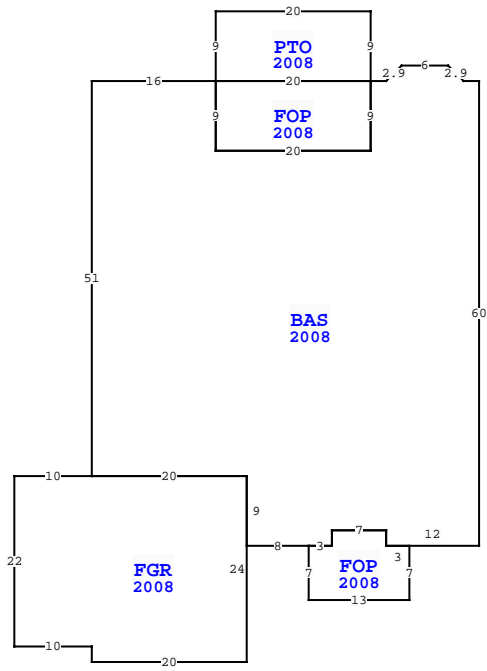


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		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	2,642	100	2008	2,642	438,779
FGR	700	55	2008	385	63,940
FOP	105	30	2008	32	5,315
FOP	180	30	2008	54	8,968
PTO	180	5	2008	9	1,495
TOTALS	3,807			3,122	518,496

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: 2642							
						HX Base Yr 2020						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			518,496
TOTAL MARKET OB/XF VALUE			16,882
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			685,378
SOH/AGL Deduction			249,688
ASSESSED VALUE			435,690
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			384,968
TOTAL JUST VALUE			685,378
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			662,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101166	MECH OTHER	900	07/19/2010
20101129	GAS	1,000	07/12/2010
20081435	OTHER	1,480	09/12/2008
20081331	H/AC	7,790	08/27/2008
20081156	OTHER	9,121	07/15/2008
20081051	ELEC OTHER	2,100	06/23/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/1186	1/27/2022	WD	U	I	11	100
GRANTOR: SHEEHY TIMOTHY & TAMA						
GRANTEE: SHEEHY FAMILY TRUST						
2255/0310	2/12/2019	WD	Q	I	01	520,000
GRANTOR: KEARNS LISA A						
GRANTEE: SHEEHY TIMOTHY & TA						

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	27	7			189.00	SF	10.00	2008	2008	3	88	1,663
2	0855	CONC PAVER	0	100	0	0			823.00	SF	10.00	2008	2008	3	88	7,242
3	0855	CONC PAVER	0	100	0	0			154.00	SF	10.00	2008	2008	3	88	1,355
4	0911	SCRN RM A	0	100	22	6			132.00	SF	17.50	2008	2008	3	31	716
5	0462	ST/AL FNC	0	100	89	0			356.00	SF	10.00	2008	2008	3	48	1,709
6	0463	FENCE GATE	0	100	0	0			2.00	UT	300.00	2008	2008	3	72	432
7	0855	CONC PAVER	0	100	0	0			423.00	SF	10.00	2009	2009	3	89	3,765

TOTAL OB/XF													16,882											
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							

BUILDING NOTES												
BAS=[YR=2008] W2 L2 U2 W6 D2 L2 W2 PTO=[YR=2008] N9 W20 S9 E20\$ FOP=[YR=2008] W20 S9 E20 N9\$ S9 W20 N9 W16 S51 FGR=[YR=2008] W10 S22 E10 S2 E20 N24 W20\$ E20 S9 E8 POP=[YR=2008] S7 E13 N7 W3 N2 W7 S2 W3\$ E3 N2 E7 S2 E12 N60\$.												

BUILDING DIMENSIONS												
BAS=[YR=2008] W2 L2 U2 W6 D2 L2 W2 PTO=[YR=2008] N9 W20 S9 E20\$ FOP=[YR=2008] W20 S9 E20 N9\$ S9 W20 N9 W16 S51 FGR=[YR=2008] W10 S22 E10 S2 E20 N24 W20\$ E20 S9 E8 POP=[YR=2008] S7 E13 N7 W3 N2 W7 S2 W3\$ E3 N2 E7 S2 E12 N60\$.												