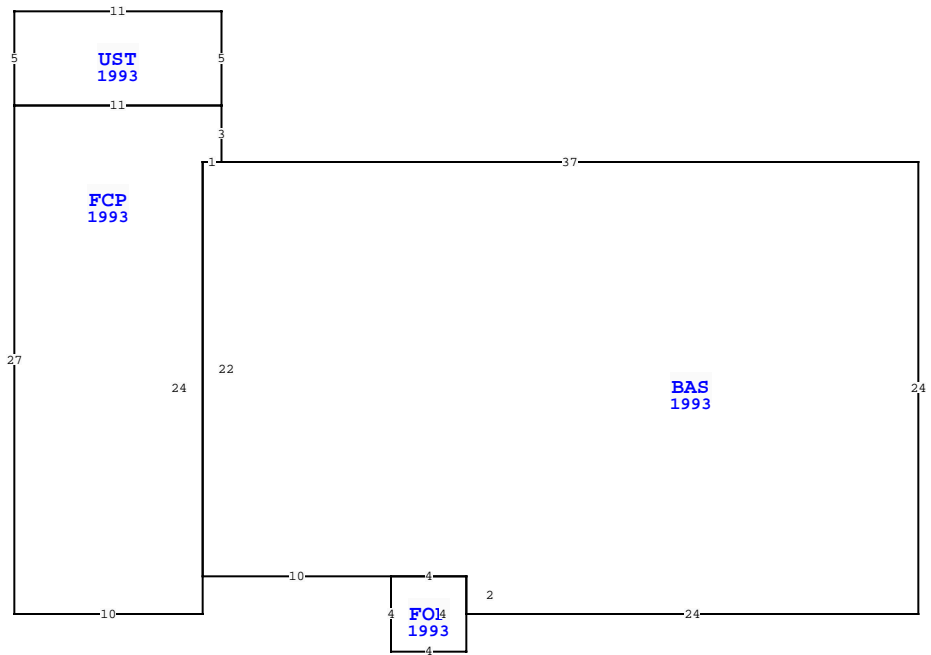




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 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		
1	SINGLE FAM	- 100%	- 2023		Heated Area: 884					HX Base Yr	2023		



Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	1993	884	116,310
FCP	273	25	1993	68	8,947
FOP	16	30	1993	5	658
UST	55	45	1993	25	3,289
TOTALS	1,228			982	129,205

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			129,205	
TOTAL MARKET OB/XF VALUE			2,684	
TOTAL LAND VALUE - MARKET			180,000	
TOTAL MARKET VALUE			311,889	
SOH/AGL Deduction			1,846	
ASSESSED VALUE			310,043	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			259,321	
TOTAL JUST VALUE			311,889	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			301,305	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120560	H/AC	2,500	04/04/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/1490	4/04/2022	WD	Q	I	01	385,000
GRANTOR: JONES PHILIP W						
GRANTEE: MCGEE JONATHAN B &						
2163/0491	12/08/2017	WD	Q	I	01	190,000
GRANTOR: BENNETT-SKINNER ERICA						
GRANTEE: JONES PHILIP W						

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	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	1980	1980	3	30	872	
2	1242	WD DECK A	0	100	0	0		10.00	10.00	100	2014	2014	3	60	1,812	

BUILDING NOTES		
BLD DATE 07/21/2014 KK LGL DATE 05/08/2025 MLU		
XF DATE		
INC DATE		

BUILDING DIMENSIONS		
BAS=[YR=1993] W37 FCP=[YR=1993] N3 UST=[YR=1993] N5 W11 S5 E11 \$ W11 S27 E10 N24 E1 \$ W1 S22 E10 FOP=[YR=1993] S4 E4 N4 W4 \$ E4 S2 E24 N24 \$.		

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	DPHT 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	0006	R-1	80.00	150.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							