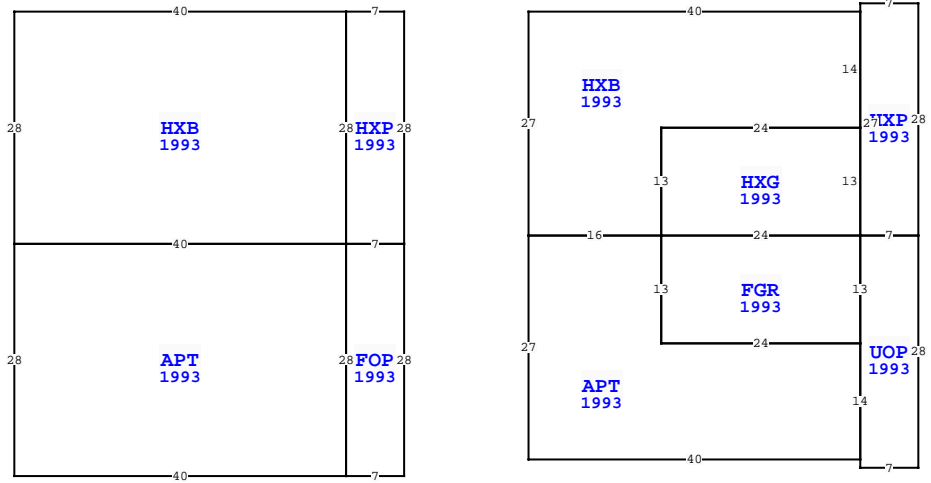


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	23 REINF CONC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	4 100
Frame	03 MASONRY 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0800MULTI-FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	DUPLX	- 0%	- 0		580,244	1988	1995	0	0	40	14.38	45.62
Heated Area: 3776 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	768	100	1993	768	46,885
APT	1,120	100	1993	1,120	68,374
FGR	312	55	1993	172	10,500
FOP	196	30	1993	59	3,602
HXB	768	100	1993	768	46,885
HXB	1,120	100	1993	1,120	68,374
HXG	312	55	1993	172	10,500
HXP	196	30	1993	59	3,602
HXP	196	30	1993	59	3,602
UOP	196	20	1993	39	2,381
TOTALS	5,184			4,336	264,707

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			264,707
TOTAL MARKET OB/XF VALUE			9,365
TOTAL LAND VALUE - MARKET			357,750
TOTAL MARKET VALUE			631,822
SOH/AGL Deduction			75,138
ASSESSED VALUE			556,684
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			556,684
TOTAL JUST VALUE			631,822
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			620,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121129	RE-ROOF	10,000	06/14/2012
4650	NEW CONSTR	55,000	01/22/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/0216	4/11/2019	WD	Q	I	02	430,000
GRANTOR: EARL FRANKLIN TITCOMB						
GRANTEE: HERSEY ELMER C & LE						
1022/0278	11/30/2001	QC	Q	I	06	100
GRANTOR: TITCOMB EARL JR						
GRANTEE: TITCOMB EARL F JR T						

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	0	0	0	1,226.00	SF	6.50	6.50	100	1988	1988	3	52	4,144	
2	0810	CONCRETE A	0	0	0	0	1,165.00	SF	6.50	6.50	100	1988	1988	3	52	3,938	
3	0810	CONCRETE A	0	0	22	5	110.00	SF	6.50	6.50	100	1988	1988	3	52	372	
4	1126	CB/STC 8"	0	0	73	3	219.00	SF	8.00	8.00	100	1988	1988	3	52	911	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/20/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
HXP=[YR=1993] W7 HXB=[YR=1993] W40 S28 APT=[YR=1993] S28 E40 FOP=[YR=1993] E7 N28 W7 S28 \$ N28 W40 \$ E40 N28 \$ S28 E7 N28 \$ PTR= E15 HXB=[YR=1993] E40 HXP=[YR=1993] N1 E7 S28 UOP=[YR=1993] S28 W7 N1 APT=[YR=1993] W40 N27 E16 S13 E24 S14 \$ N14 FGR=[YR=1993] W24 N13 E24 S13 \$ N13 E7 \$ W7 HXG=[YR=1993] W24 N13 E24 S13 \$ N27 \$ S14 W24 S13 W16 N27 \$ 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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000800	C	MULTI-FAMILY	0	0002	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.90	5,300.00	4,770.00	357,750									