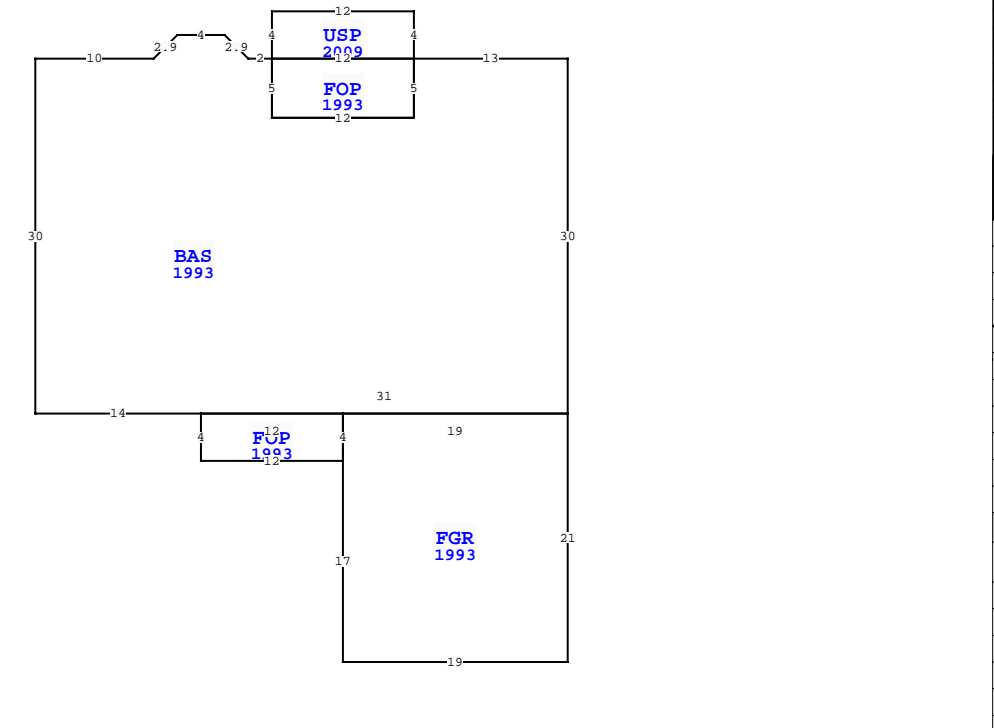


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 90
Interior Floo	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
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	
0900	01	1,567	128.7954	170.01	266,406	1988	2008	0	0	0	7.50	92.50



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		246,426	
TOTAL MARKET OB/XF VALUE		1,974	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		428,400	
SOH/AGL Deduction		172,847	
ASSESSED VALUE		255,553	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		204,831	
TOTAL JUST VALUE		428,400	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		401,480	

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	1993	1,302	204,752
FGR	399	55	1993	219	34,440
FOP	48	30	1993	14	2,202
FOP	60	30	1993	18	2,831
USP	48	30	2009	14	2,202
<b>TOTALS</b>	<b>1,857</b>			<b>1,567</b>	<b>246,426</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100357	H/AC	900	02/25/2010
20090958	XFOB	1,745	07/22/2009
20071018	REPAIR/RRF	300	06/06/2007
4744	NEW CONSTR	37,500	03/10/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1492	10/06/2022	WD	U	I	11	100

GRANTOR: SMITH JAMES F  
GRANTEE: SMITH JAMES F & TAM  
2256/1466 2/22/2019 WD Q I 01 267,500  
GRANTOR: BUCKLEY LAURIE E  
GRANTEE: SMITH JAMES F

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	24	3			6.50	100	1988	1988	3	52	243	
2	0811	CONCRETE B	0	100	0	0			5.20	100	1988	1988	3	52	1,731	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/01/2025	MLU

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=1993] W13 USP=[YR=2009] N4 W12 S4 E12\$ FOP=[YR=1993] W12 S5 E12N5\$ S5 W12 N5 W2 U2 L2 W4 L2 D2 W10 S30 E14 FOP=[YR=1993] S4 E12FGR=[YR=1993] S17 E19 N21 W19 S4\$ N4W12\$ E31 N30\$.</p>	

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 04/09/2019 BY DJA																								
Total Acres: 0.00					Total Land Value: 180,000					Market: 0					Agricultural: 0					Common: 180,000				