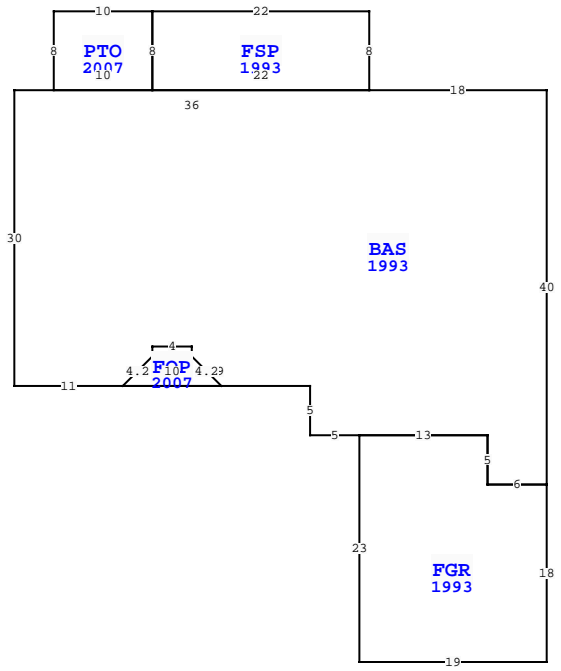


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	12	CEDAR 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1046.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,770	100	1993
FGR	407	55	1993
FOP	25	30	2007
FSP	176	40	1993
PTO	80	5	2007
TOTALS	2,458		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,076	132.9860	175.54	364,421	1988	1988	0	0	16.43	83.57
1 SNGL FAM - 100% - 2023 Heated Area: 1770 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			304,547
TOTAL MARKET OB/XF VALUE			6,284
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			490,831
SOH/AGL Deduction			66,308
ASSESSED VALUE			424,523
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			373,801
TOTAL JUST VALUE			490,831
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			458,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101014	REP. SIDING	2,000	06/17/2010
20052675	REPAIR/RRF	7,000	09/20/2005
4738	NEW CONSTR	45,000	03/10/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2538/0044	2/10/2022	WD	Q	I	01	435,000
GRANTOR: FINNILA AMY S						
GRANTEE: DICKERSON KEVIN DOR						
1783/1681	2/24/2012	QC	U	I	11	100
GRANTOR: GIBBS JAMES ROBERT						
GRANTEE: GIBBS AMY SUE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	46	3	132.00	SF	6.50	6.50	100	1988
2	0811	CONCRETE B	0 100	0	0	691.00	SF	5.20	5.20	100	1988
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
4	0811	CONCRETE B	0 100	0	0	541.00	SF	5.20	5.20	100	1993

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
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BAS=[YR=1993] W18 FSP=[YR=1993] N8 W22 PTO=[YR=2007] W10 S8 E10 N8\$ S8 E22 \$ W36 S30 E11 FOP=[YR=2007] E10 U3 L3 N1 W4 S1 D3 L3 \$ E19 S5 E5 FGR=[YR=1993] S23 E19 N18 W6 N5 W13\$ E13 S5 E6 N40\$.											

BUILDING DIMENSIONS											
BAS=[YR=1993] W18 FSP=[YR=1993] N8 W22 PTO=[YR=2007] W10 S8 E10 N8\$ S8 E22 \$ W36 S30 E11 FOP=[YR=2007] E10 U3 L3 N1 W4 S1 D3 L3 \$ E19 S5 E5 FGR=[YR=1993] S23 E19 N18 W6 N5 W13\$ E13 S5 E6 N40\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT	1.00