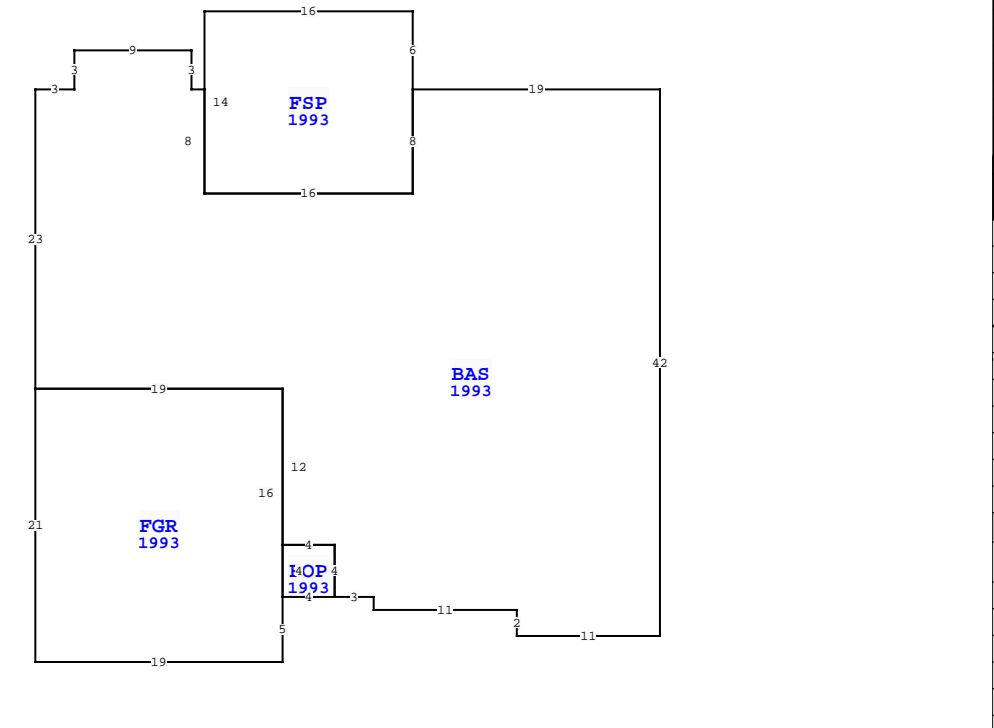


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	12 CEDAR 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	1,809	126.2700	166.68	301,524	1988	1988	0	0	16.78	83.22	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			250,928
TOTAL MARKET OB/XF VALUE			1,786
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			432,714
SOH/AGL Deduction			213,199
ASSESSED VALUE			219,515
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			168,793
TOTAL JUST VALUE			432,714
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			405,066



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100	1993	1,495	207,373
FGR	399	55	1993	219	30,378
FOP	16	30	1993	5	693
FSP	224	40	1993	90	12,484
TOTALS	2,134			1,809	250,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090319	REPAIR/RRF	4,000	03/12/2009
B0040165	REMODEL	5,000	01/27/2004
4589	NEW CONSTR	38,000	12/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2051/0085	6/06/2016	WD Q	Q	I	01	220,000
GRANTOR: PURSER JEFF &						
GRANTEE: BIMBO FRANK & DEBOR						
1621/0844	5/27/2009	QC U	U	I	11	100
GRANTOR: PURSER AARON & VIVIAN						
GRANTEE: PURSER JEFF & VICKI						

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	14	3	SF	6.50	6.50	100	1988	1988	3	52	142	
2	0811	CONCRETE B	0	100	38	16	SF	5.20	5.20	100	1988	1988	3	52	1,644	

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

BUILDING DIMENSIONS	
BAS=[YR=1993] W19 FSP=[YR=1993] N6 W16 S14 E16 N8\$88 W16 N8 W1 N3 W9 S3 W3 S23 FGR=[YR=1993] S21 E19 N5 FOP=[YR=1993] E4 N4 W4 S4\$ N16 W19\$ E19 S12 E4 S4 E3 S1E11 S2 E11 N42\$.	

LAND DESCRIPTION		TOTAL OB/XF															1,786							
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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							