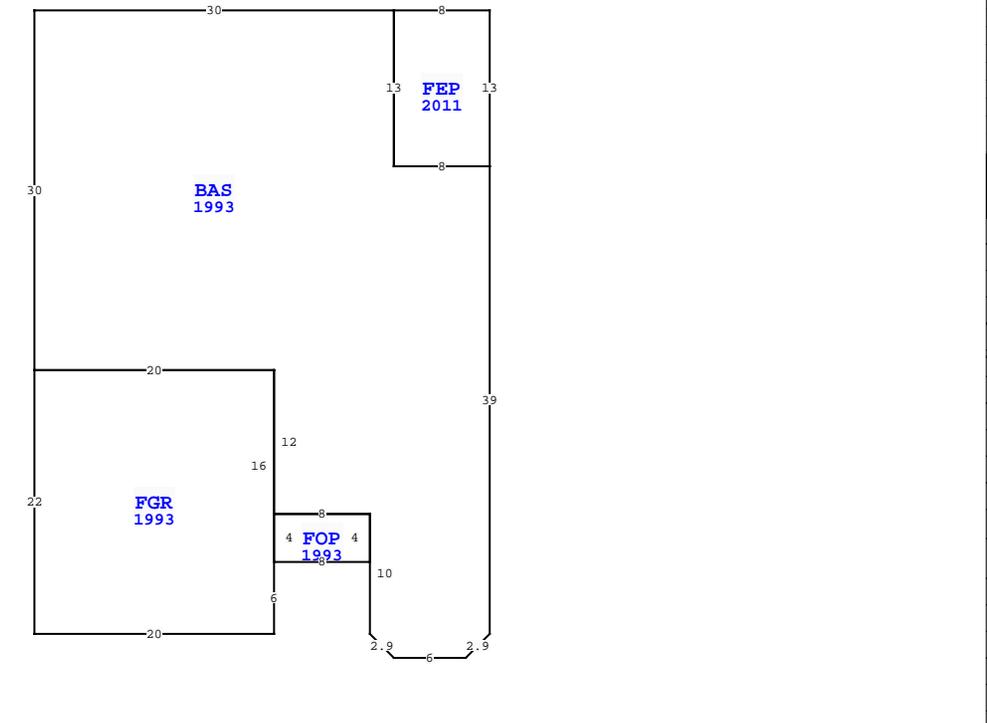


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	12 CEDAR 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
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	1,703	127.4200	168.19	286,428	1989	1995	0	0	14.33	85.67



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		245,383	
TOTAL MARKET OB/XF VALUE		11,184	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		436,567	
SOH/AGL Deduction		189,857	
ASSESSED VALUE		246,710	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		195,988	
TOTAL JUST VALUE		436,567	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		410,001	

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	1,368	100	1993	1,368	197,113
FEP	104	80	2011	83	11,960
FGR	440	55	1993	242	34,869
FOP	32	30	1993	10	1,441
TOTALS	1,944			1,703	245,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062362	REPAIR/RRF	6,000	10/19/2006
20051423	MECH OTHER	3,000	03/18/2005
8529	SWIM POOL	10,600	08/29/1994
5010	NEW CONSTR	63,595	09/14/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/0702	2/11/2022	QC	U	I	11	100

GRANTOR: LACY KATHRYN R FNA KA
GRANTEE: LACY KATHRYN R & CH
2114/1185 4/05/2017 WD Q I 01 246,000
GRANTOR: IVANOV STACEY L & CHR
GRANTEE: BLACK KATHRYN R

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	0811	CONCRETE B	0	100	0	790.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,239	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	0861	POOL GUNIT	0	100	0	252.00	SF	85.00	85.00	100	1994	1994	3	20	4,284	
4	0845	KOOL DECK	0	100	0	506.00	SF	7.25	7.25	100	1994	1994	3	66	2,421	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FEP=[YR=2011] W8 BAS=[YR=1993] W30 S30 FGR=[YR=1993] S22 E20 N6 FOP=[YR=1993] E8 N4 W8 S4 \$ N16 W20 \$ E20 S12 E8 S10 D2 R2 E6 R2 U2 N39 W8 N13\$ S13 E8 N13\$.	

LAND DESCRIPTION		TOTAL OB/XF															11,184							
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							