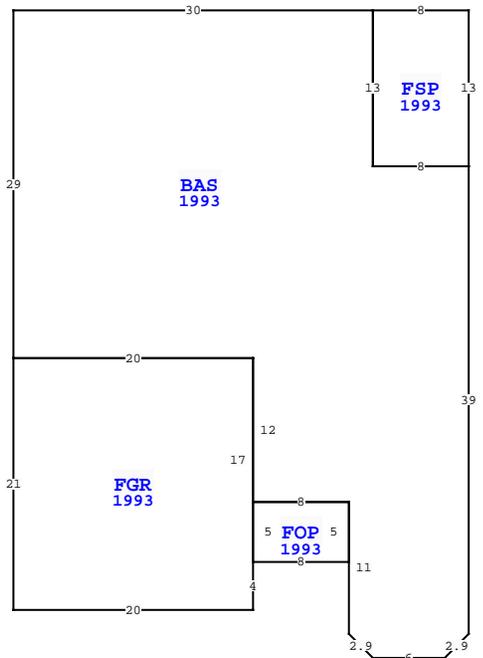


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	12	CEDAR 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
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	1,340	100	1993
FGR	420	55	1993
FOP	40	30	1993
FSP	104	40	1993
TOTALS	1,904		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,625	131.1414	173.11	281,304	1988	1988	0	0	16.78	83.22
1 SNGL FAM - 100% - 2022										Heated Area: 1340	HX Base Yr 2022



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			234,101
TOTAL MARKET OB/XF VALUE			2,249
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			416,350
SOH/AGL Deduction			114,269
ASSESSED VALUE			302,081
TOTAL EXEMPTION VALUE	WX HX HB		55,722
BASE TAXABLE VALUE			246,359
TOTAL JUST VALUE			416,350
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			390,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4991	NEW CONSTR	63,595	08/24/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2391/0345	9/08/2020	WD Q	Q	I	01	301,000
GRANTOR: DODGE WALDO E II REVO						
GRANTEE: LOWE ANGELA						
1915/1951	4/16/2014	WD Q	Q	I	01	220,000
GRANTOR: BRIM SUSAN T						
GRANTEE: HOLDEN-DODGE RHETT						

EXTRA FEATURES															TOTAL OB/XF	
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	17	3	SF	6.50	6.50	100	1988	1988	3	52	172	
2	0811	CONCRETE B	0	100	48	16	SF	5.20	5.20	100	1988	1988	3	52	2,077	

BUILDING NOTES			
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BUILDING DIMENSIONS
 FSP=[YR=1993] W8 BAS=[YR=1993] W30 S29 FGR=[YR=1993] S21 E20
 N4 FOP=[YR=1993] E8 N5 W8 S5\$ N17 W20\$ E20 S12 E8 S11 D2 R2
 E6 U2 R2 N39 W8 N13\$ S13 E8 N13\$.

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	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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							