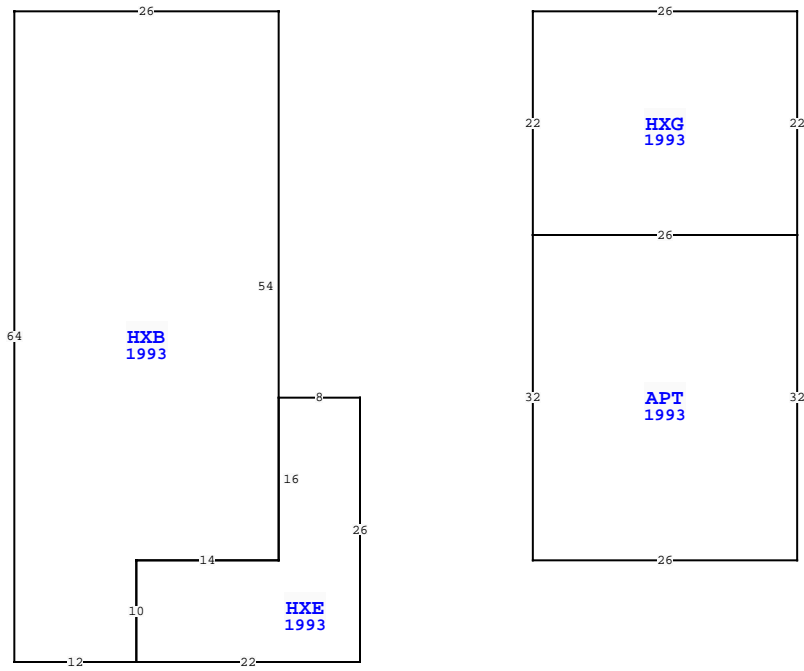


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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			
2700	01	2,949	105.8440	139.71	412,005	1986	1990	0	0	17.00	83.00			
1 DUPLEX - 0% - 0 Heated Area: 2634 HX Base Yr														



Quality	03	Quality Level 03			
DOR CODE	0800	MULTI-FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1057.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	832	100	1993	832	96,478
HXB	1,524	100	1993	1,524	176,722
HXE	348	80	1993	278	32,236
HXG	572	55	1993	315	36,527
TOTALS	3,276			2,949	341,964

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			341,964	
TOTAL MARKET OB/XF VALUE			1,556	
TOTAL LAND VALUE - MARKET			446,250	
TOTAL MARKET VALUE			789,770	
SOH/AGL Deduction			119,303	
ASSESSED VALUE			670,467	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			670,467	
TOTAL JUST VALUE			789,770	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			708,156	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101370	DUPLEX METER CAN	800	08/17/2010
20052782	REROOF W/30YR SHN	6,000	10/04/2005
20012071	RISER & METER CAN	1,000	09/18/2001
4287	NEW CONSTR	10,000	05/27/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2400/0665	9/22/2020	WD U		I	11	100
GRANTOR: CARTER CYNTHIA R & KI						
GRANTEE: CARTER CYNTHIA R &						
1345/1650	8/29/2005	WD Q		I		614,500
GRANTOR: NEAL DONALD C & LINDA						
GRANTEE: CARTER CYNTHIA 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	0810	CONCRETE A	0	0	10	14			6.50	100	1986	1986	3	47	428	
2	1242	WD DECK A	0	0	8	26			10.00	100	1986	1986	3	20	416	
3	1242	WD DECK A	0	0	17	4			10.00	100	1986	1986	3	20	136	
4	0940	SHEDS/PORT	0	0	8	12			30.00	100	1993	1993	3	20	576	

BUILDING NOTES			
BLD DATE 05/07/2025 MLU			
LGL DATE			
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
HXB=[YR=1993] W26 S64 E12 HXE=[YR=1993] E22 N26 W8 S16 W14 S10 \$ N10 E14 N54 \$ PTR= E25 HXG=[YR=1993] E26 S22			
APT=[YR=1993] S32 W26 N32 E26 \$ W26 N22 \$ W25 \$.			

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	000800	C	MULTI-FAMILY	0	0006	R-1	70.00	125.00	70.00	FF		1.00	1.00	0.85	7,500.00	6,375.00	446,250							