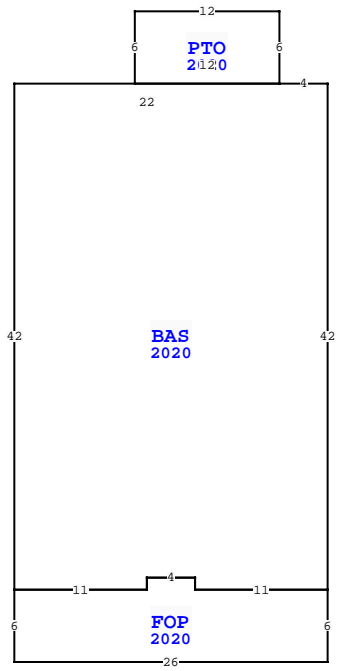


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1022.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,088	100
FOP	160	30
PTO	72	5
TOTALS	1,320	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,140	141.6478	186.98	213,157	2020	2020	0	0	1.50	98.50	
1 SNGL FAM - 0% - 2023 Heated Area: 1088 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			209,960
TOTAL MARKET OB/XF VALUE			2,572
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			362,532
SOH/AGL Deduction			7,520
ASSESSED VALUE			355,012
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			355,012
TOTAL JUST VALUE			362,532
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2090714	NEW CONSTR	137,029	03/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2769/819	2/21/2025	WD	Q	I	02	429,000
GRANTOR: HARPER AMY TEMPLE & H						
GRANTEE: SANCHEZ MICHAEL GLE						
2595/1787	10/07/2022	WD	Q	I	01	400,000
GRANTOR: HILL JAMES E & LINDA						
GRANTEE: HARPER AMY TEMPLE &						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	200.00	SF	10.00	10.00	
2	0810	CONCRETE A	0	0	0	96.00	SF	6.50	6.50	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			03/26/2024		

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W4 PTO=[YR=2020] N6 W12 S6 E12 \$ W22 S42									
FOP=[YR=2020] S6 E26 N6 W11 N1 W4 S1 W11 \$ E11 N1 E4 S1 E11									
N42 \$.									

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	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							