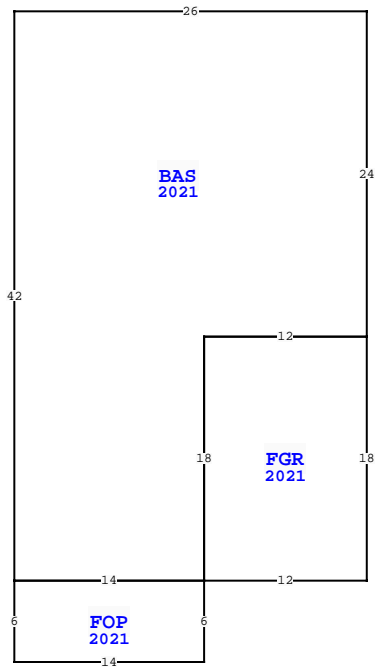


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	15		HARDTILE	70	
Interior Floor	14		CARPET	30	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			2	100	
Bathrooms			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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100	2021	876	175,026
FGR	216	55	2021	119	23,777
FOP	84	30	2021	25	4,996
TOTALS	1,176			1,020	203,797

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2024	201.82	205,856	2021	2021	0	0	1.00	99.00
				Heated Area: 876			HX Base Yr 2024				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			203,797
TOTAL MARKET OB/XF VALUE			3,758
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			357,555
SOH/AGL Deduction			0
ASSESSED VALUE			357,555
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			306,833
TOTAL JUST VALUE			357,555
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			347,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200623	NEW CONSTR	0	11/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/1238	8/25/2021	WD Q	Q	I	01	256,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GOUGH LORI M						
2326/1376	12/13/2019	WD Q	Q	V	05	511,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDERS						

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	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2021	2021	3	99	2,336	
2	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2021	2021	3	99	1,422	
TOTALS															3,758	

LAND DESCRIPTION																								
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							