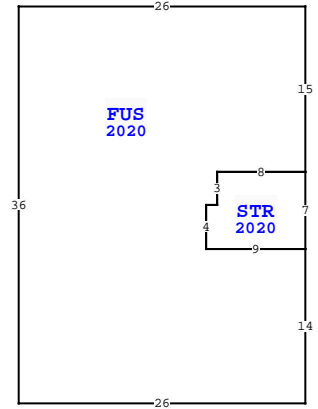
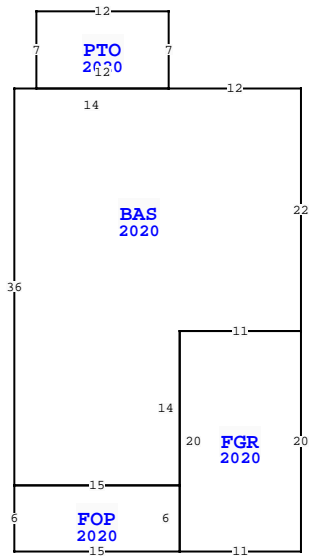


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
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	782	100
FGR	220	55
FOP	90	30
FUS	876	100
PTO	84	5
STR	60	10
TOTALS	2,112	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,816	140.4150	185.35	336,596	2020	2020	0	0	1.50	98.50	
1 SNGL FAM - 100% - 2021 Heated Area: 1658 HX Base Yr 2021												



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		331,547
TOTAL MARKET OB/XF VALUE		2,156
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		483,703
SOH/AGL Deduction		184,345
ASSESSED VALUE		299,358
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		248,636
TOTAL JUST VALUE		483,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190696	NEW CONSTR	216,534	12/30/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/1539	1/13/2021	WD	U	I	11	100
GRANTOR: CRAIN WILLIAM O JR &						
GRANTEE: CRAIN FAMILY TRUST						
2382/0406	7/16/2020	WD	Q	I	01	304,800
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: CRAIN WILLIAM O JR						

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	220.00	SF	10.00	10.00	100	2020	2020	3	98	2,156	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2020] W12 PTO=[YR=2020] N7 W12 S7 E12 \$ W14 S36														
FOP=[YR=2020] S6 E15 FGR=[YR=2020] E11 N20 W11 S20 \$ N6 W15														
\$ E15 N14 E11 N22 \$ PTR= E30 FUS=[YR=2020] E26 S15														
STR=[YR=2020] S7 W9 N4 E1 N3 E8 \$ W8 S3 W1 S4 E9 S14 W26 N36														
\$ W30 \$.														

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							