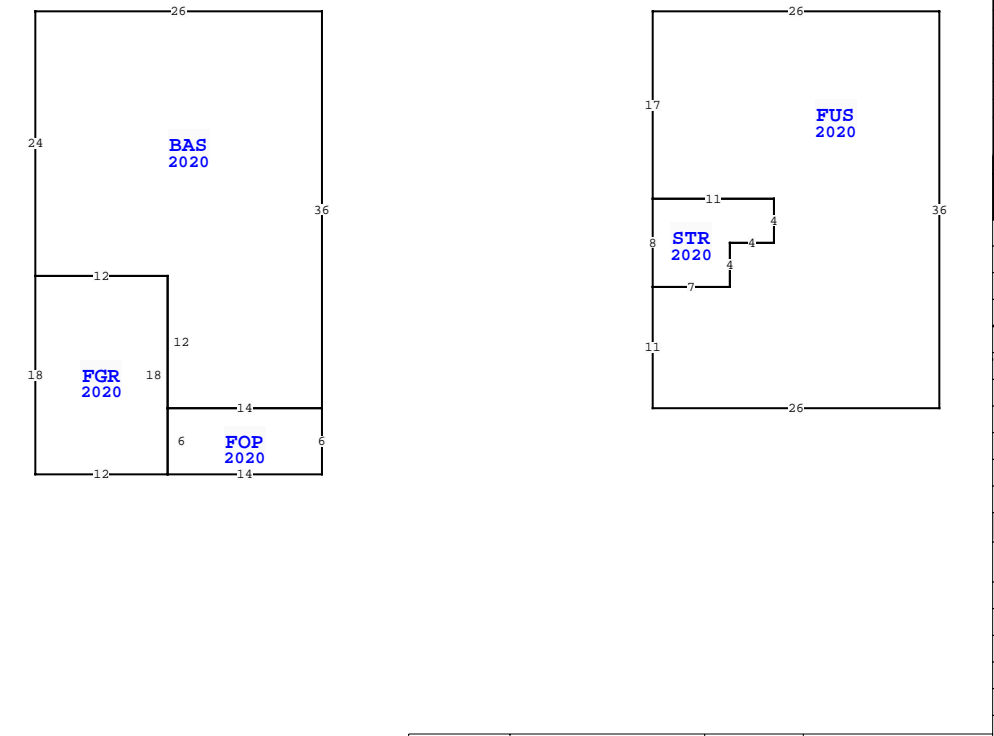


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,807	131.6750	173.81	314,075	2021	2021	0	0	1.00	99.00		



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	792	100	2020	792	136,281
FGR	216	55	2020	119	20,476
FOP	84	30	2020	25	4,302
FUS	864	100	2020	864	148,670
STR	72	10	2020	7	1,205
TOTALS	2,028			1,807	310,934

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			310,934	
TOTAL MARKET OB/XF VALUE			3,099	
TOTAL LAND VALUE - MARKET			150,000	
TOTAL MARKET VALUE			464,033	
SOH/AGL Deduction			55,269	
ASSESSED VALUE			408,764	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			358,042	
TOTAL JUST VALUE			464,033	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			449,026	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200238	NEW CONSTR	0	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2444/0644	3/05/2021	WD Q	Q	I	01	326,700

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: MIKKELSON MARIA S &
2275/1968 5/17/2019 WD Q I 01 71,500
GRANTOR: SIMMONS 9 LLC
GRANTEE: NEW ATLANTIC BUILDE

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	100	2021	2021	3	99	2,039	
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2021	2021	3	99	1,060	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W26 S24 FGR=[YR=2020] S18 E12 FOP=[YR=2020] E14 N6 W14 S6 \$ N18 W12 \$ E12 S12 E14 N36 \$ PTR= E30 FUS=[YR=2020] E26 S36 W26 N11 STR=[YR=2020] E7 N4 E4 N4 W11 S8 \$ E7 N4 E4 N4 W11 N17\$ W30\$.	

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