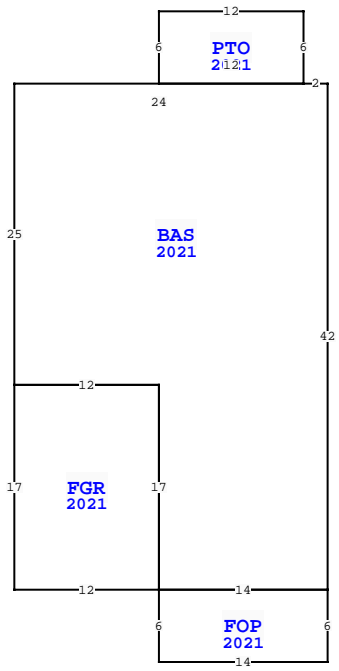


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 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	888 100 2021 888 167,191
FGR	204 55 2021 112 21,087
FOP	84 30 2021 25 4,707
PTO	72 5 2021 4 753
TOTALS	1,248 1,029 193,738

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,029	144.0720	190.18	195,695	2021	2021	0	0	1.00	99.00	
1 SNGL FAM - 100% - 2022 Heated Area: 888 HX Base Yr 2022												



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			193,738
TOTAL MARKET OB/XF VALUE			4,712
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			348,450
SOH/AGL Deduction			97,103
ASSESSED VALUE			251,347
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			200,625
TOTAL JUST VALUE			348,450
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210618	CO ISSUED	0	06/25/2021
20200618	NEW CONSTR	0	11/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/1073	6/25/2021	WD	U	I	11	100
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BANKS DAVID L						
2475/0834	6/25/2021	WD	Q	I	01	273,700
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BANKS DAVID L						

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	476.00	SF	10.00	10.00	100	2021	2021	3	99	4,712	

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

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2021] W2 PTO=[YR=2021] N6 W12 S6 E12 \$ W24 S25												
FGR=[YR=2021] S17 E12 FOP=[YR=2021] S6 E14 N6 W14 \$ N17 W12 \$ E12 S17 E14 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	DPHT 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								