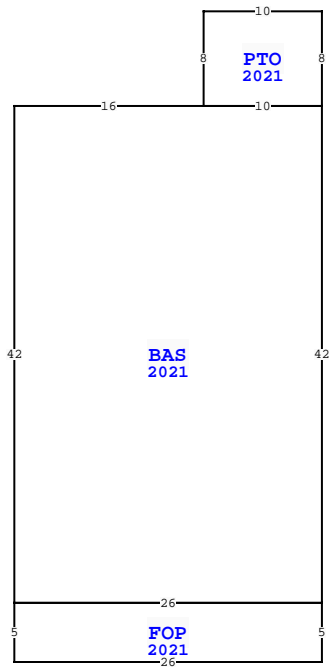


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	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
BAS	1,092	100	2021
FOP	130	30	2021
PTO	80	5	2021
TOTALS	1,302		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,135	138.9660	183.44	208,204	2021	2021	0	0	1.00	99.00		
1 SNGL FAM - 0% - 0 Heated Area: 1092 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			206,122
TOTAL MARKET OB/XF VALUE			6,897
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			363,019
SOH/AGL Deduction			44,434
ASSESSED VALUE			318,585
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			318,585
TOTAL JUST VALUE			363,019
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			353,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200466	CO ISSUED	0	04/01/2021
20200466	NEW CONSTR	0	10/09/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/1811	3/31/2021	WD	Q	I	01	294,400
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BAKER ROBERT W						
2250/1180	1/15/2019	WD	Q	V	01	70,000
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	0	0	336.00	SF	10.00	10.00	100	2021	2021	3	99	3,326			
2	0462	ST/AL FNC	0	0	0	384.00	SF	10.00	10.00	100	2021	2021	3	93	3,571			
TOTALS														1,302		1,135	206,122	

BUILDING NOTES			
BLD DATE			
XF DATE			
LGL DATE			
LAND DATE			
AG DATE			
03/26/2024 MLU			

BUILDING DIMENSIONS			
PTO=[YR=2021] W10 S8 BAS=[YR=2021] W16 S42 FOP=[YR=2021]			
S5 E26 N5 W26 \$ E26 N42 W10 \$ E10 N8 \$.			

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							