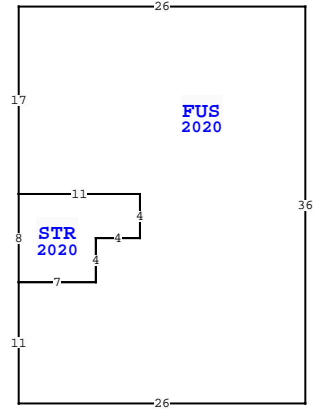
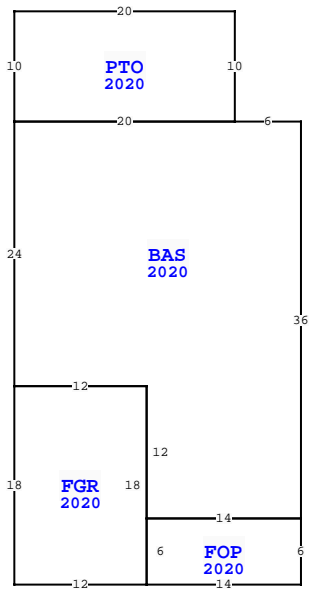


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	10		ABOVE AVG	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	70	
Interior Floor	14		CARPET	30	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms	4		100		
Bathrooms	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	2020	792	144,595
FGR	216	55	2020	119	21,726
FOP	84	30	2020	25	4,564
FUS	864	100	2020	864	157,740
PTO	200	5	2020	10	1,826
STR	72	10	2020	7	1,278
TOTALS	2,228			1,817	331,729

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,817	140.4150	185.35	336,781	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2022										Heated Area: 1656	HX Base Yr 2022



NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		331,729		
TOTAL MARKET OB/XF VALUE		2,058		
TOTAL LAND VALUE - MARKET		150,000		
TOTAL MARKET VALUE		483,787		
SOH/AGL Deduction		133,589		
ASSESSED VALUE		350,198		
TOTAL EXEMPTION VALUE	HX HB	50,722		
BASE TAXABLE VALUE		299,476		
TOTAL JUST VALUE		483,787		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		467,810		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200151	NEW CONSTR	217,218	04/06/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2511/0235	11/03/2021	WD Q	Q	I	01	570,000
GRANTOR: BYERS-NOTTINGHAM KRIS						
GRANTEE: TAMAYO PEDRO L IV &						
2402/0880	10/16/2020	WD Q	Q	I	01	325,100
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BYERS-NOTTINGHAM KR						

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 PAVR	0	100	0	210.00	SF	10.00	10.00	100	2020	2020	3	98	2,058	

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

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W6 PTO=[YR=2020] N10 W20 S10 E20 \$ W20 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							