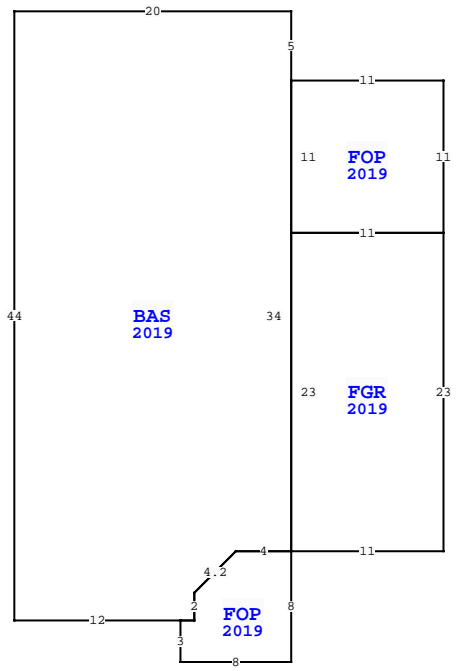


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	10		ABOVE AVG	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	13		LVT/LAMMT	100	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			2	100	
Bathrooms			1.5	100	
Frame	02		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	850	100	2019	850	157,054
FGR	253	55	2019	139	25,683
FOP	55	30	2019	16	2,957
FOP	121	30	2019	36	6,651
TOTALS	1,279			1,041	192,345

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,041	142.8300	188.54	196,270	2019	2019	0	0	2.00	98.00
1 SNGL FAM - 100% - 2020										Heated Area: 850	HX Base Yr 2020



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			192,345
TOTAL MARKET OB/XF VALUE			2,371
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			344,716
SOH/AGL Deduction			167,035
ASSESSED VALUE			177,681
TOTAL EXEMPTION VALUE	HX HB WX SX		105,722
BASE TAXABLE VALUE			71,959
TOTAL JUST VALUE			344,716
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			335,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190291	CO ISSUED	0	11/13/2019
20190291	TWNDHM	0	06/10/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/1582	12/12/2019	WD	Q	I	02	199,500
GRANTOR: SIMMONS 9 LLC						
GRANTEE: WILLIAMS SANDRA M						

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	0810	CONCRETE A	0	100	0	376.00	SF	6.50	6.50	100	2019	2019	3	97	2,371	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2019] W11 BAS=[YR=2019] N5 W20 S44 E12 FOP=[YR=2019] S3 E8 N8 W4 D3 L3 S2 W1\$ E1 N2 U3 R3 E4 FGR=[YR=2019] E11 N23 W11 S23\$ N34\$ S11 E11 N11\$.	

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							