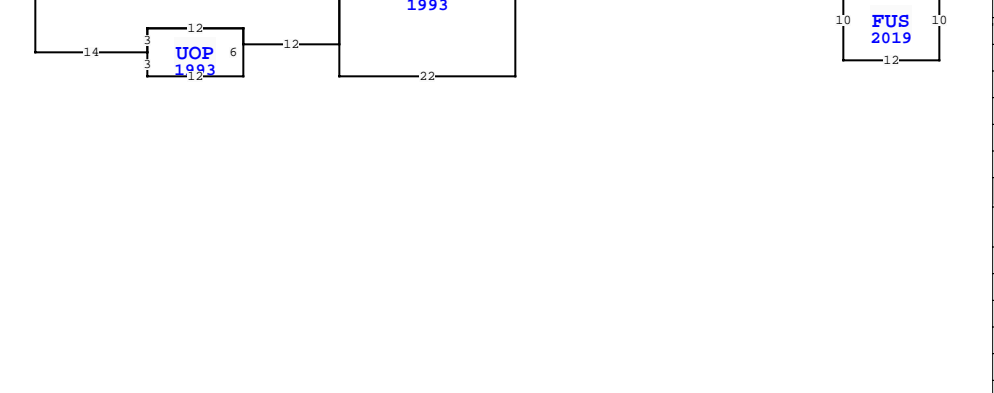


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 70
Exterior Wall	10 ABOVE AVG 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUDS Adjustme	02 DIST FB 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			
0500	01	2,406	126.7728	200.30	481,922	1987	2010	0	0	0	6.85	93.15		
1 SFR CUST - 0% - 0 Heated Area: 2058 HX Base Yr														



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE	Tax Dist:	448,910
TOTAL MARKET OB/XF VALUE		68,579
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,167,489
SOH/AGL Deduction		151,274
ASSESSED VALUE		1,016,215
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,016,215
TOTAL JUST VALUE		1,167,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,148,549

QUALITY	MAP CODE	NEIGHBORHOOD/LOC
04 Quality Level 04	0100 SINGLE FAMILY	1007.00
DOR CODE	MKT AREA	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1993	1,048	195,535
BAS	84	100	2019	84	15,672
BAS	154	100	2019	154	28,733
DCK	336	10	2011	34	6,344
FGR	532	55	1993	293	54,668
FOP	22	30	1993	7	1,306
FUS	652	100	1993	652	121,650
FUS	120	100	2019	120	22,390
UOP	72	20	1993	14	2,612
TOTALS	3,020			2,406	448,910

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	0	0	0	1,268.00	SF	6.50	6.50	100	1987	1987	3	49.5	4,080	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
3	0300	BOAT DCK W	0	0	0	0	1,860.00	SF	40.00	40.00	100	1992	1992	3	20	14,880	
4	0510	GARAGE WD-	0	0	10	16	160.00	SF	175.00	175.00	100	1998	1998	3	25	7,000	
5	0820	WOOD WALK	0	0	0	0	104.00	SF	11.75	11.75	100	2011	2011	3	40	489	
6	0300	BOAT DCK W	0	0	0	0	639.00	SF	40.00	40.00	100	2024	2023		98	25,049	
7	0303	FLT DOCK W	0	0	14	8	112.00	SF	26.00	26.00	100	2024	2023		98	2,854	
8	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2024	2023		97	2,231	
9	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2024	2023		97	1,940	
10	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		97	2,425	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222139	NEW DOCK	0	04/28/2022
20181610	REMODEL	15,000	05/11/2018
20110249	XFOB	8,000	02/22/2011
20070539	H/AC	5,000	04/04/2007
20051840	REPAIR/RRF	2,000	05/25/2005
20051638	REMODEL	1,000	04/20/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/0759	11/29/2020	WD	Q	I	01	850,000
GRANTOR: BANDY G MICHAEL & LYN						
GRANTEE: FTF INVESTMENTS LLC						
2135/0974	7/21/2017	WD	Q	I	01	490,000
GRANTOR: MORRIS ROSALIE J & NE						
GRANTEE: BANDY G MICHAEL & L						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/18/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=1993] W8 BAS=[YR=2019] W8 DCK=[YR=2011] N14 W4 S4 W2 N7 W7 N5 W4 S5 W13 S6 BAS=[YR=2019] W14 S11 BAS=[YR=1993] S25 E14 UOP=[YR=1993] S3 E12 N6 W12 S3\$ N3 E12 S2 E12 N29 POP=[YR=1993] N2 W11 S2 E11\$ W11 N2 W13 S7 W14\$E14 N11\$ S4 E24 S7 E6\$ W6 S6 E14 N6\$ S6 W14 S22 E22 N28\$ PTR= E15 FUS=[YR=1993] E14 N4 E24 S20 FUS=[YR=2019] S10 W12 N10 E12\$ W12 N2 W26 N14 \$ W15 \$.	

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	000116	C	RES MARSH	0		R-1	100.00	220.00	100.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	650,000							

