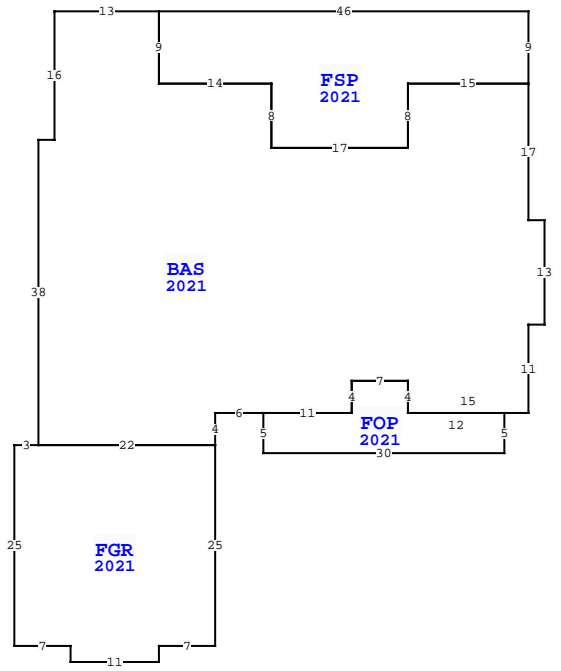


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	12	HARDWOOD 70	
Interior Floo	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,554	100	2021
FGR	647	55	2021
FOP	178	30	2021
FSP	550	40	2021
TOTALS	3,929		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	- 2022								
Heated Area: 2554						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			550,226
TOTAL MARKET OB/XF VALUE			176,691
TOTAL LAND VALUE - MARKET			598,000
TOTAL MARKET VALUE			1,324,917
SOH/AGL Deduction			435,394
ASSESSED VALUE			889,523
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			838,801
TOTAL JUST VALUE			1,324,917
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,302,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211089	CO ISSUED	0	12/21/2021
20211089	NEW CONSTR	0	04/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2440/1151	11/16/2020	WD	Q	V	01	460,000
GRANTOR: MULLER JAMES R						
GRANTEE: NESTEL TODD D & CIN						
2412/1476	11/16/2020	WD	U	V	11	100
GRANTOR: MULLER JAMES R						
GRANTEE: NESTEL TODD D & CIN						

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

BUILDING NOTES	
BUILDING DIMENSIONS FSP=[YR=2021] W46 BAS=[YR=2021] W13 S16 W2 S38 FGR=[YR=2021] W3 S25 E7 S2 E11 N2 E7 N25 W22 \$ E22 N4 E6 FOP=[YR=2021] S5 E30 N5 W12 N4 W7 S4 W11 \$ E11 N4 E7 S4 E15 N11 E2 N13 W2 N17 W15 S8 W17 N8 W14 N9 \$ S9 E14 S8 E17 N8 E15 N9 \$.	

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	0			3,757.00	SF	10.00	10.00	100	2021	2021	3	99	37,194	
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
3	0300	BOAT DCK W	0	100	0	0			3,056.00	SF	40.00	40.00	100	2024	2023		98	119,795	
4	0317	DCK PLNG W	0	100	0	0			2.00	UT	1,000.00	1,000.00	100	2024	2023		97	1,940	
5	0310	AL GANG WY	0	100	0	0			20.00	LF	115.00	115.00	100	2024	2023		97	2,231	
6	0303	FLT DOCK W	0	100	14	9			126.00	SF	26.00	26.00	100	2024	2023		98	3,210	
7	0323	BOAT LFT H	0	100	0	0			1.00	UT	2,500.00	2,500.00	100	2024	2023		97	2,425	
8	0350	CARPORT WD	0	100	34	15			510.00	SF	13.00	13.00	100	2024	2023		97	6,431	
TOTAL OB/XF															176,691				

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	000116	C	RES MARSH	100	0006	R-1	92.00	216.00	92.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	598,000							