

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

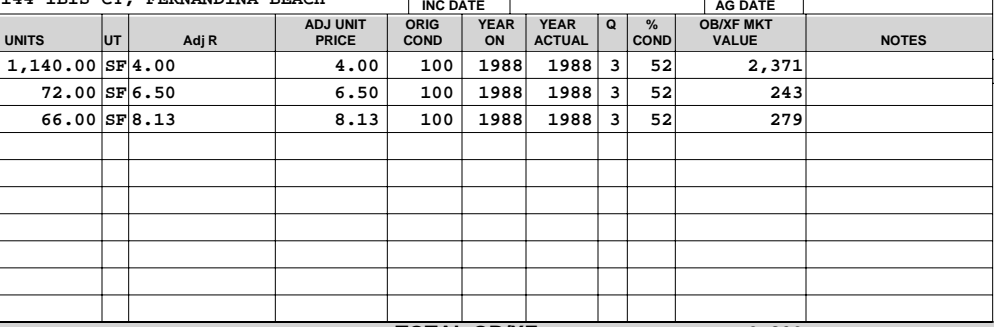
MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,281	111.1320	146.69	334,600	1988	1995	0	0	14.30	85.70
1 SNGL FAM - 100% - 2020 Heated Area: 1812 HX Base Yr 2020											

BLD DATE	04/15/2008	DJJW	LGL DATE	
XF DATE	04/15/2008	DJJW	LAND DATE	04/30/2025 MLU
INC DATE			AG DATE	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100	1993	1,311	164,811
FEP	195	80	2007	156	19,612
FGR	494	55	1993	272	34,194
FOP	77	30	1993	23	2,892
FOP	48	30	2007	14	1,760
FUS	501	100	1993	501	62,983
PTO	72	5	1993	4	503
TOTALS	2,698			2,281	286,752

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	0812	CONCRETE C	0	100	0	0	1,140.00	SF	4.00	4.00	100	1988	1988	3	52	2,371	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1988	1988	3	52	243	
3	0810	CONCRETE A	0	100	22	3	66.00	SF	8.13	8.13	100	1988	1988	3	52	279	

LAND DESCRIPTION		TOTAL OB/XF 2,893																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	300,000.00	300,000.00	300,000							



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			286,752
TOTAL MARKET OB/XF VALUE			2,893
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			589,645
SOH/AGL Deduction			205,495
ASSESSED VALUE			384,150
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			333,428
TOTAL JUST VALUE			589,645
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			536,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090791	REPAIR/RRF	4,000	06/19/2009
5609	XFOB	500	10/04/1989
2286	NEW CONSTR	2,400	12/15/1988
5020	NEW CONSTR	72,080	09/26/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/0290	7/06/2018	PR U	I	I	19	360,500
GRANTOR: BRANCH THOMAS E III P						
GRANTEE: HEYMAN MARTIN DONALD						
1310/1224	4/19/2005	WD Q	I			350,000
GRANTOR: YOUNG LYNNETTE W						
GRANTEE: BRANCH L GUYTON						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W2 FEP=[YR=2007] N13 W15 S13 E15\$ W15 S4 W8 S10 W11 S36 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N11 W7 S11 E7\$ W21\$ E14 N11 E9 S3 E11N14 PTO=[YR=1993] E6 N12 W6 FOP=[YR=2007] W4 S12 E4 N12\$ S12\$ W4 N12 E6 N16\$ PTR=E15 FUS=[YR=1993] E25 S15 W7 S7 W18 N22\$ W15\$.	