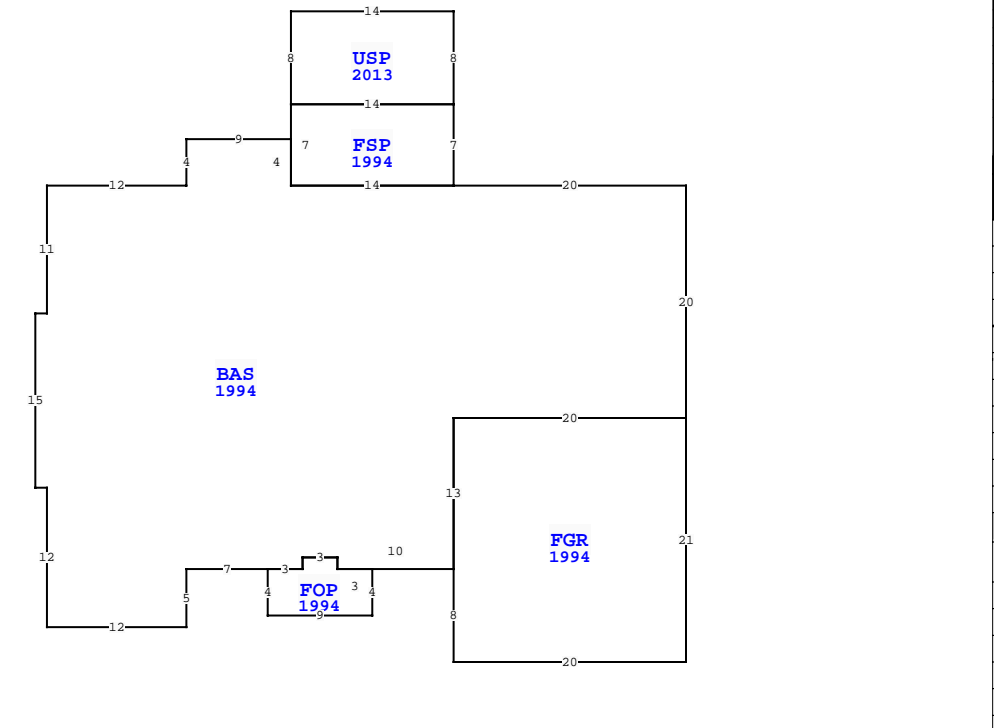


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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
0900	01	1,979	122.1374	161.22	319,054	1994	1994	0	0	20.18	79.82

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		254,669
TOTAL MARKET OB/XF VALUE		5,660
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		665,329
SOH/AGL Deduction		447,877
ASSESSED VALUE		217,452
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,730
TOTAL JUST VALUE		665,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,048



Quality		05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	1081.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,663	100	1994	1,663	214,005
FGR	420	55	1994	231	29,727
FOP	39	30	1994	12	1,545
FSP	98	40	1994	39	5,019
USP	112	30	2013	34	4,375
TOTALS	2,332			1,979	254,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8318	NEW CONSTR	54,005	05/13/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/358	5/22/2024	LE U		I	11	100
GRANTOR: JAMES DAVID E & SUSAN						
GRANTEE: JAMES DAVID MANLEY						
0836/0534	6/04/1998	WD Q		I		150,000
GRANTOR: KING KYLE W						
GRANTEE: JAMES DAVID E & SUSAN						

BLD DATE	03/20/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/06/2025
INC DATE			AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0811	CONCRETE B	0	100	0	681.00	SF	5.20	5.20	100	1994	1994	3	66	2,337	
3	1242	WD DECK A	0	100	8	64.00	SF	10.00	10.00	100	1998	1998	3	20	128	
4	0940	SHEDS/PORT	0	100	8	96.00	SF	30.00	30.00	100	2004	2004	3	21	605	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W20 FSP=[YR=1994] N7 USP=[YR=2013] N8 W14 S8 E14\$ W14 S7 E14\$ W14 N4 W9 S4 W12 S11 W1 S15 E1 S12 E12 N5 E7 FOP=[YR=1994] S4 E9 N4 W3 N1 W3 S1 W3\$ E3 N1 E3 S1 E10 FGR=[YR=1994] S8 E20 N21 W20 S13\$ N13 E20 N20\$.											

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	405,000.00	405,000.00	405,000							