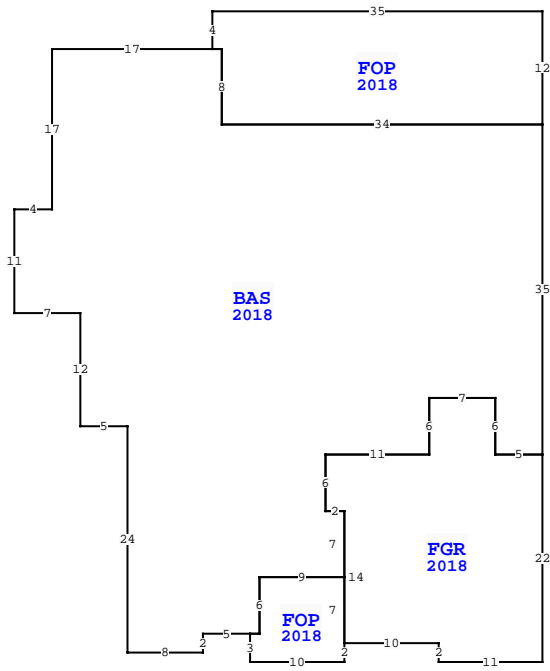


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
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
BAS	2,293	100	2018
FGR	496	55	2018
FOP	84	30	2018
FOP	412	30	2018
TOTALS	3,285		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,715	156.1498	206.12	559,616	2018	2018	0	0	3.00	97.00
1 SNGL FAM - 100% - 2019 Heated Area: 2293 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			542,828
TOTAL MARKET OB/XF VALUE			6,973
TOTAL LAND VALUE - MARKET			506,250
TOTAL MARKET VALUE			1,056,051
SOH/AGL Deduction			603,626
ASSESSED VALUE			452,425
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			401,703
TOTAL JUST VALUE			1,056,051
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			867,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171934	CO ISSUED	0	03/08/2018
20171934	NEW CONSTR	293,582	06/23/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/0862	2/24/2017	WD Q	Q	V	02	125,000
GRANTOR: ELLIS WINFORD G & ROS						
GRANTEE: ANSLEY DAVID A & A						
0744/0029	11/13/1995	WD Q	Q	V		42,000
GRANTOR: CHAMPION THOMAS D & T						
GRANTEE: ELLIS WINFORD G & R						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	856.00	SF	7.00	7.00	100	2018
2	0855	CONC PAVER	0	100	0	171.00	SF	7.00	7.00	100	2018

TOTAL OB/XF												6,973			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2025 MLU											

BUILDING DIMENSIONS											
FOP=[YR=2018] W35 S4 BAS=[YR=2018] W17 S17 W4 S11 E7 S12 E5 S24 E8 N2 E5 FOP=[YR=2018] S3 E10 N2 FGR=[YR=2018] E10 S2 E11 N22 W5 N6 W7 S6 W11 S6 E2 S14\$ N7 W9 S6 W1\$ E1 N6 E9 N7 W2 N6 E11 N6 E7 S6 E5 N35 W34 N8 W1\$ E1 S8 E34 N12\$.											

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	% 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	1.25	405,000.00	506,250.00	506,250							