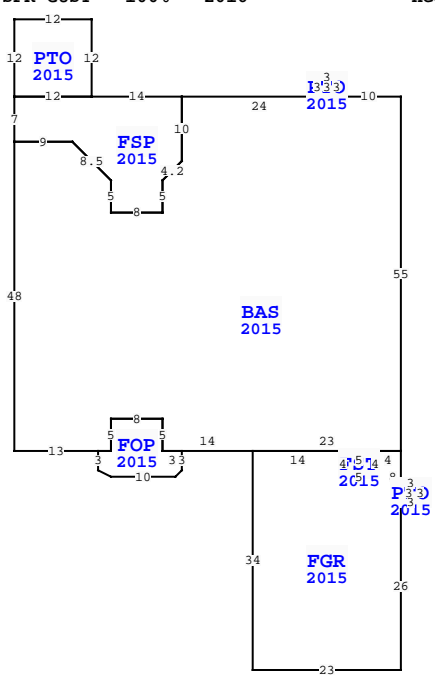


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	100	
Occupancy	00	NONE	100
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1072.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,959	100	2015
FGR	762	55	2015
FOP	91	30	2015
FSP	302	40	2015
FST	20	55	2015
PTO	9	5	2015
PTO	9	5	2015
PTO	144	5	2015
TOTALS	4,296		

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%	- 2016								
Heated Area: 2959						HX Base Yr 2016					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		623,631	
TOTAL MARKET OB/XF VALUE		14,518	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		838,149	
SOH/AGL Deduction		384,638	
ASSESSED VALUE		453,511	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		402,789	
TOTAL JUST VALUE		838,149	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		809,812	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151226	CO ISSUED	0	11/24/2015
20151226	NEW CONSTR	377,079	05/29/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2330/1797	1/08/2020	SW	U	I	11	100
GRANTOR: WATSON WILLIAM J JR &						
GRANTEE: WATSON FAMILY REVOC						
2040/1459	12/23/2014	WD	U	I	11	100
GRANTOR: STRICKLAND RICHARD L						
GRANTEE: WATSON WILLIAM JOSE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2015
2	0811	CONCRETE B	0	100	0	1,943.00	SF	5.20	5.20	100	2015
3	0462	ST/AL FNC	0	100	0	400.00	SF	10.00	10.00	100	2015

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015] W10 PTO=[YR=2015] N3W3S3E3\$ W24 FSP=[YR=2015] W14 PTO=[YR=2015] N12 W12 S12 E12\$ W12 S7 E9 D6 R6 S5 E8 N5 U3 R3 N10\$ S10 D3 L3 S5 W8 N5 U6 L6 W9 S48 E13 POP=[YR=2015] S3 D1 R2 E10 U1 R1 N3 W3 N5 W8 S5 W2\$ E2 N5 E8 S5 E14 FGR=[YR=2015] S34 E23 N26 PTO=[YR=2015] E3 N3 W3 S3\$ N8 W4 FST=[YR=2015] W5 S4 E5 N4\$ S4 W5 N4 W14\$ E23 N55\$.	

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		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							