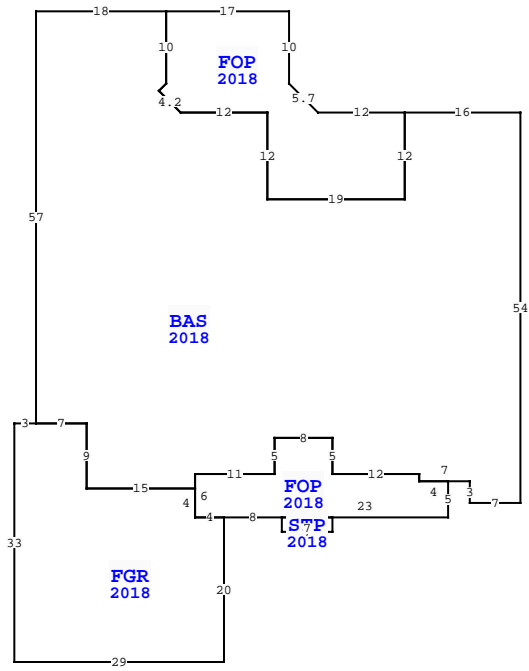


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	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	1083.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,351	100	2018
FGR	770	55	2018
FOP	246	30	2018
FOP	473	30	2018
STP	14	10	2018
TOTALS	4,854		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,992	116.4240	183.95	734,328	2018	2018	0	0	2.50	97.50
1 SFR CUST - 100% - 2019 Heated Area: 3351 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			715,970
TOTAL MARKET OB/XF VALUE			58,821
TOTAL LAND VALUE - MARKET			405,000
TOTAL MARKET VALUE			1,179,791
SOH/AGL Deduction			444,972
ASSESSED VALUE			734,819
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			684,097
TOTAL JUST VALUE			1,179,791
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			993,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170294	CO ISSUED	0	03/26/2018
20180251	SCRNROOML	14,485	01/24/2018
20171327	SWIM POOL	30,000	05/03/2017
20170294	NEW CONSTR	423,660	01/31/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2436/0734	2/19/2021	WD U	U	I	11	100
GRANTOR:WOOTEN STEVEN C & LIS						
GRANTEE:WOOTEN FAMILY TRUST						
2037/1237	4/01/2016	WD Q	V	01		158,000
GRANTOR:MEE BRIAN T						
GRANTEE:WOOTEN STEVEN C & L						

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	0504	FP-ELECTRI	0	100	0	2.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	3,920	
2	0861	POOL GUNIT	0	100	0	308.00	SF	85.00	85.00	100	2018	2018	3	84	21,991	
3	0911	SCRN RM A	0	100	0	1,053.00	SF	17.50	17.50	100	2018	2018	3	78	14,373	
4	0855	CONC PAVER	0	100	0	745.00	SF	10.00	10.00	100	2018	2018	3	97	7,227	
5	0855	CONC PAVER	0	100	0	1,166.00	SF	10.00	10.00	100	2018	2018	3	97	11,310	
TOTALS															58,821	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2018] W16 FOP=[YR=2018] W12 U4 L4 N10 W17 S10 D1 L1 D3 R3 E12 S12 E19 N12\$ S12 W19 N12 W12 U3 L3 R1 U1 N10 W18 S57 FGR=[YR=2018] W3 S33 E29 N20 FOP=[YR=2018] E8 STP=[YR=2018] S2 E7 N2 W7 \$ E23 N5 W4 N1 W12 N5 W8 S5 W11 S6 E4\$ W4 N4 W15 N9 W7\$ E7 S9 E15 N2 E11 N5 E8 S5 E12 S1 E7 S3 E7 N54\$.	

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