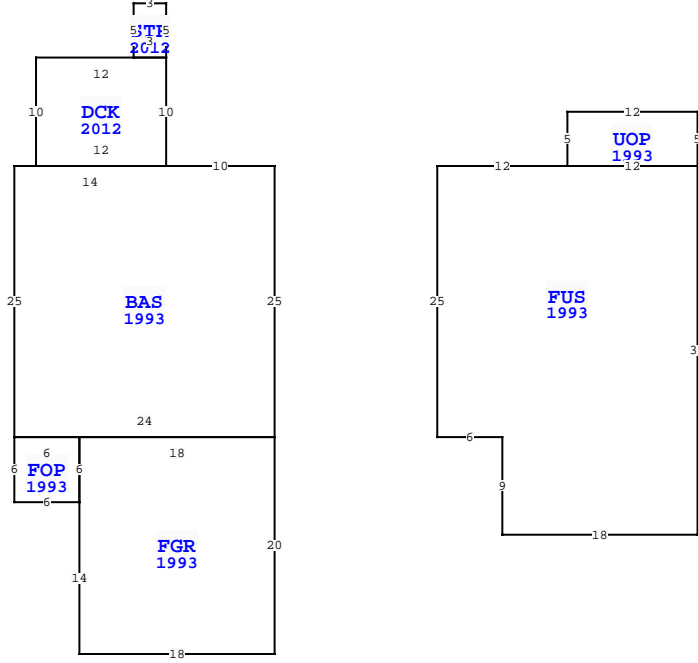


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 60	
Exterior Wall	15	CONC BLOCK 40	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1069.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	600	100	1993
DCK	120	10	2012
FGR	360	55	1993
FOP	36	30	1993
FUS	762	100	1993
STR	15	10	2012
UOP	60	20	1993
TOTALS	1,953		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2022	197.16	314,865	1983	1983	0	0	18.70	81.30
Heated Area: 1362											
HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			255,985
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			555,985
SOH/AGL Deduction			222,404
ASSESSED VALUE			333,581
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			282,859
TOTAL JUST VALUE			555,985
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			389,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111703	ELEC OTHER	500	09/27/2011
20102158	XFOB	1,200	12/20/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2461/1765	5/13/2021	WD Q	Q	I	02	290,000
GRANTOR: THOMAS PETER S JR & M						
GRANTEE: SHARPE GARRETT W						
0767/0409	8/01/1996	WD Q	Q	I		60,000
GRANTOR: DENTON WINSTON L						
GRANTEE: THOMAS PETER S JR &						

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

BUILDING NOTES			
BLD DATE 09/25/2012 KK LGL DATE 05/07/2025 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS														
BAS=[YR=1993] W10 DCK=[YR=2012] N10 STR=[YR=2012] N5 W3 S5 E3\$ W12 S10 E12\$ W14 S25 FOP=[YR=1993] S6 E6 FGR=[YR=1993] S14 E18 N20 W18 S6\$ N6 W6\$ E24 N25\$ PTR=E15 FUS=[YR=1993] E12 UOP=[YR=1993] N5 E12 S5 W12\$ E12 S34 W18 N9 W6 N25\$ W15\$.														

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	0006	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							