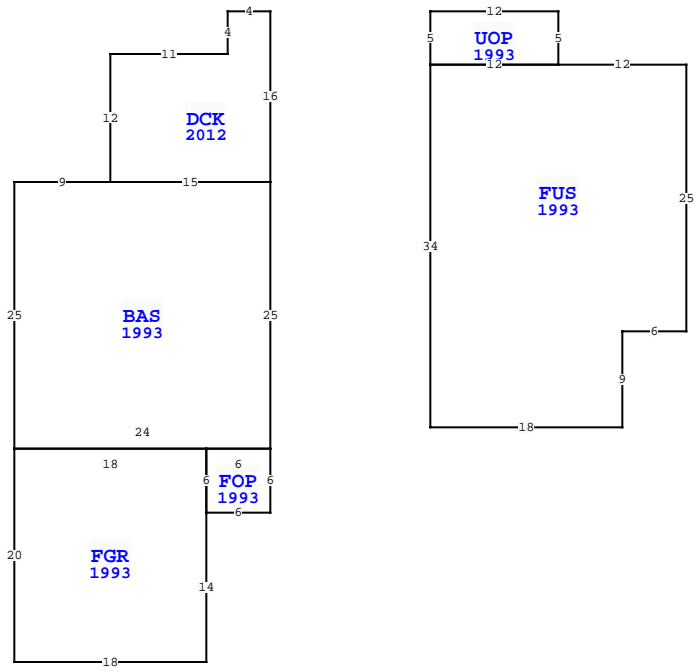


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	15	CONC BLOCK 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	13	LVT/LAMNT 40	
Air Condition	03	CENTRAL 100	
Heating 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	196	10	2012
FGR	360	55	1993
FOP	36	30	1993
FUS	762	100	1993
UOP	60	20	1993
TOTALS	2,014		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	- 0%	- 0	188.4858	188.49	302,149	1983	1983	0	0	18.40	81.60
Heated Area: 1362 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			246,554
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			546,554
SOH/AGL Deduction			147,670
ASSESSED VALUE			398,884
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			398,884
TOTAL JUST VALUE			546,554
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			382,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132729	STUCCO	6,500	12/03/2013
20111703	ELEC OTHER	500	09/27/2011
20110110	REMODEL	5,000	01/25/2011
20052508	REPAIR/RRF	2,000	08/23/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/0295	11/16/2021	WD	Q	I	01	549,000
GRANTOR: ACE JEFFREY K & SANDR						
GRANTEE: SMRE FL LLC						
2040/1178	4/11/2016	QC	U	I	11	100
GRANTOR: ACE JEFFREY K & SANDR						
GRANTEE: ACE JEFFREY K & SAN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES			

BUILDING DIMENSIONS			
DCK=[YR=2012] W4 S4 W11 S12 BAS=[YR=1993] W9 S25			
FGR=[YR=1993] S20 E18 N14 FOP=[YR=1993] E6 N6 W6 S6\$ N6			
W18\$ E24 N25 W15\$ E15 N16\$ PTR= E15 UOP=[YR=1993] E12 S5			
FUS=[YR=1993] E12 S25 W6 S9 W18 N34 E12\$ W12 N5\$ 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	DPTH 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	0	0006	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							