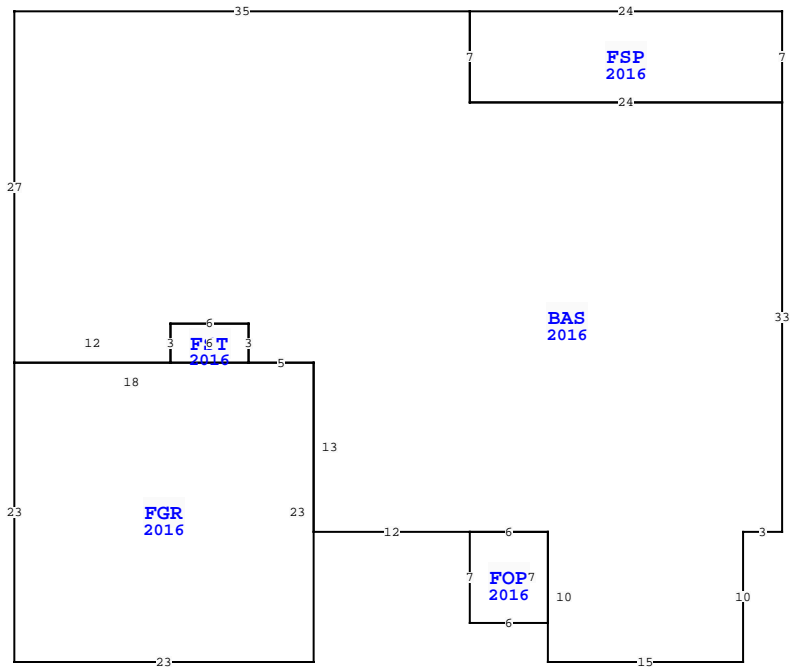




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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		1047.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,025	100	2016
FGR	529	55	2016
FOP	42	30	2016
FSP	168	40	2016
FST	18	55	2016
TOTALS	2,782		

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%	- 2020								
Heated Area: 2025						HX Base Yr 2020					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			480,077
TOTAL MARKET OB/XF VALUE			11,714
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			666,791
SOH/AGL Deduction			277,824
ASSESSED VALUE			388,967
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			338,245
TOTAL JUST VALUE			666,791
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			644,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152592	CO ISSUED	0	04/22/2016
20152592	NEW CONSTR	255,140	10/19/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2249/0637	1/15/2019	WD Q	Q	I	01	431,000
GRANTOR: HANLON JAMES D JR & W						
GRANTEE: BARRETT MITCHELL A						
1988/1042	6/30/2015	WD Q	Q	V	01	67,000
GRANTOR: HAMILTON MARCI JEAN						
GRANTEE: KOSTICH DEVELOPMENT						

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	0855	CONC PAVER	0	100	0	0			520.00	SF	10.00	10.00	100	2016	2016	3	95	4,940	
2	0855	CONC PAVER	0	100	0	0			105.00	SF	10.00	10.00	100	2016	2016	3	95	998	
3	0855	CONC PAVER	0	100	0	0			80.00	SF	10.00	10.00	100	2016	2016	3	95	760	
4	0855	CONC PAVER	0	100	0	0			528.00	SF	10.00	10.00	100	2016	2016	3	95	5,016	

BUILDING NOTES			

BUILDING DIMENSIONS			
FSP=[YR=2016] W24 BAS=[YR=2016] W35 S27 FGR=[YR=2016] S23 E23 N23 W5 FST=[YR=2016] N3 W6 S3 E6\$ W18\$ E12 N3 E6 S3 E5 S13 E12 FOP=[YR=2016] S7 E6 N7 W6\$ E6 S10 E15 N10 E3 N33 W24 N7\$ S7 E24 N7\$.			

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	175,000.00	175,000.00	175,000							