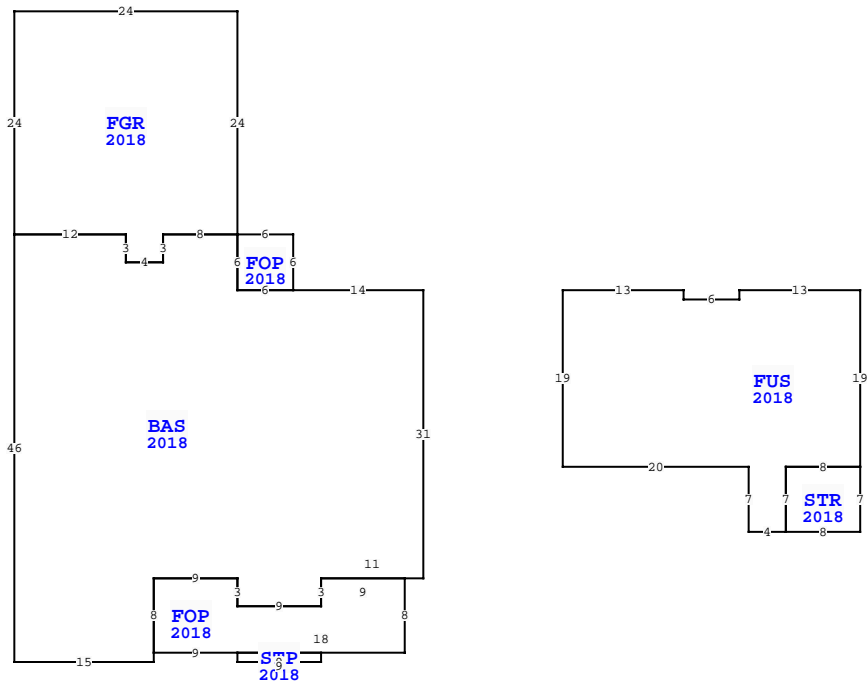


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	10		ABOVE AVG	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	60	
Interior Floor	14		CARPET	40	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			2.5	100	
Frame	02		WOOD FRAME	100	
Stories	2.		2.	100	
Units			0	100	
Occupancy	00		NONE	100	
Quality	03		Quality Level	03	
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	01	
NEIGHBORHOOD/LOC			1044.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	2018	1,658	283,947
FGR	588	55	2018	323	55,317
FOP	36	30	2018	11	1,884
FOP	189	30	2018	57	9,762
FUS	630	100	2018	630	107,894
STP	9	10	2018	1	172
STR	56	10	2018	6	1,028
TOTALS	3,166			2,686	460,001

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 0%	- 0								
Heated Area: 2288					HX Base Yr						



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			460,001
TOTAL MARKET OB/XF VALUE			5,255
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			815,256
SOH/AGL Deduction			0
ASSESSED VALUE			815,256
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			815,256
TOTAL JUST VALUE			815,256
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			744,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173081	CO ISSUED	0	09/12/2018
20173081	NEW CONSTR	297,195	10/09/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/0633	3/24/2021	QC	U	I	11	100
GRANTOR: REYNOLDS DEBORAH J &						
GRANTEE: GOPHER TORTOISE HOM						
2282/0539	6/12/2019	WD	Q	I	01	625,000
GRANTOR: CAMPBELL CHRISTINE TR						
GRANTEE: BARR MICHAEL & DEBO						

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	0	0	698.00	SF	7.00	7.00	100	2018	2018	3	97	4,739	
2	0855	CONC PAVER	0	0	0	76.00	SF	7.00	7.00	100	2018	2018	3	97	516	

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

BUILDING NOTES																			
BUILDING DIMENSIONS																			
BAS=[YR=2018] W14 FOP=[YR=2018] N6 W6 FGR=[YR=2018] N24 W24 S24 E12 S3 E4 N3 E8\$ S6 E6\$ W6 N6 W8 S3 W4 N3 W12 S46 E15 N1 FOP=[YR=2018] E9 STP=[YR=2018] S1 E9 N1 W9\$ E18 N8 W9 S3 W9 N3 W9 S8\$ N8 E9 S3 E9 N3 E11 N31\$ PTR=E15 FUS=[YR=2018] E13 S1 E6 N1 E13 S19 STR=[YR=2018] S7 W8 N7 E8\$ W8 S7W4 N7 W20 N19\$ 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	0		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							