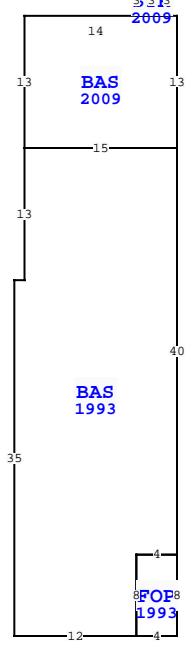


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	723	100	1993
BAS	195	100	2009
FOP	32	30	1993
STR	9	10	2009
TOTALS	959		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1	SFR	CUST	- 100%	- 2019								
Heated Area: 918						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			258,028
TOTAL MARKET OB/XF VALUE			5,443
TOTAL LAND VALUE - MARKET			178,125
TOTAL MARKET VALUE			441,596
SOH/AGL Deduction			176,261
ASSESSED VALUE			265,335
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			214,613
TOTAL JUST VALUE			441,596
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			400,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090962	CONCRETE IN ROW	1,000	07/22/2009
20090719	H/AC	300	06/09/2009
20090707	ELEC FOR SUNROOM	350	06/05/2009
20081637	ADD SUNROOM	7,000	10/29/2008
20062820	UPDATE TO 200 AMP	2,000	12/29/2006
20062815	REPLUMB EXISTING	2,800	12/28/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/1141	12/15/2020	QC	U	I	11	100
GRANTOR: PHILLIPS JULIE A & GR						
GRANTEE: PHILLIPS JULIE A						
2222/0377	9/07/2018	WD	Q	I	01	337,500
GRANTOR: MEGER BRUCE E						
GRANTEE: PHILLIPS GREGORY T						

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	0940	SHEDS/PORT	0	100	8	14			30.00	100	2006	2006	3	24	806	
2	0810	CONCRETE A	0	100	46	9			6.50	100	2009	2009	3	89	2,395	
3	0810	CONCRETE A	0	100	42	3			6.50	100	2009	2009	3	89	729	
4	0855	CONC PAVER	0	100	0	0			10.00	100	2009	2009	3	89	1,513	
TOTALS															5,443	

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	0003	R-2	30.00	100.00	30.00	FF		1.00	1.00	1.25	4,750.00	5,937.50	178,125							