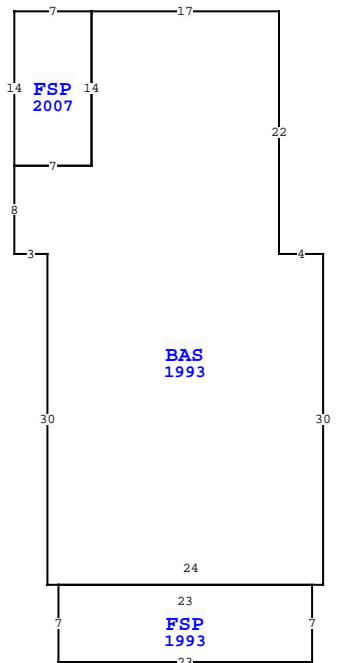


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	03	BELOW AVG. 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	3	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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1001.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,180	100
FSP	161	40
FSP	98	40
TOTALS	1,439	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1													
1 SINGLE FAM - 0% - 0 Heated Area: 1180 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			53,770
TOTAL MARKET OB/XF VALUE			480
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			224,250
SOH/AGL Deduction			119,406
ASSESSED VALUE			104,844
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			104,844
TOTAL JUST VALUE			224,250
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			212,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200122	REMODEL	7,400	03/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2084/0553	11/18/2016	WD Q	Q	I	01	60,900
GRANTOR: GALLOWAY JOHN JR						
GRANTEE: FEATHERSTONE CATHER						
2044/0126	4/25/2016	FJ U	I	I	11	0
GRANTOR: MCNEAL DAPHNE FLOYD E						
GRANTEE: GALLOWAY JOHN 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	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	0	8	10			30.00	100	2000	2000	3	20	480	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W17 FSP=[YR=2007] W7 S14 E7 N14\$ S14 W7 S8 E3 S30 E1 FSP=[YR=1993] S7 E23 N7W23\$ E24 N30 W4 N22\$.			

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	0006	R-2	40.00	75.00	40.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	170,000							