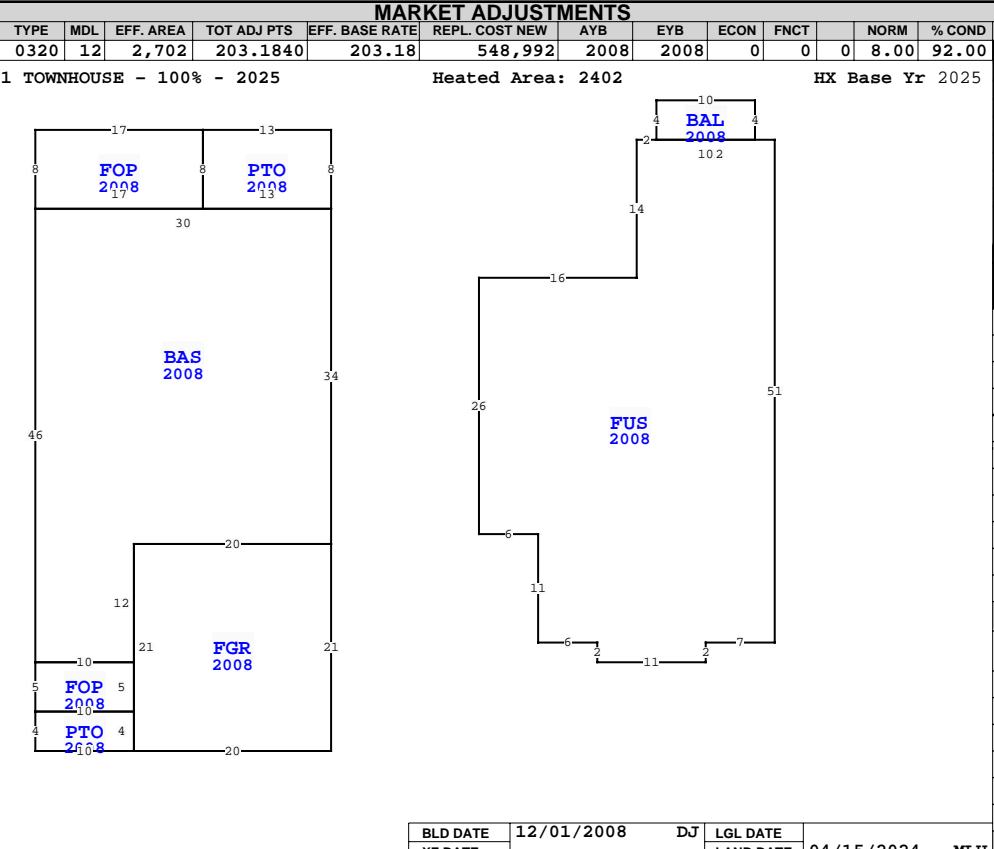




BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Exterior Wall	16	WD FR STUC 100	0320	12	2,702	203.1840	203.18	548,992	2008	2008	0	0	0	8.00	92.00
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2025												
Roof Cover	08	CLAY TILE 100	Heated Area: 2402												
Interior Wall	05	DRYWALL 100	HX Base Yr 2025												
Interior Floor	11	CLAY TILE 50													
Interior Floor	14	CARPET 50													
Air Condition	03	CENTRAL 100													
Heating Type	04	AIR DUCTED 100													
Bedrooms		3 100													
Bathrooms		3.5 100													
Frame	02	WOOD FRAME 100													
Stories	2.	2. 100													
Units		0 100													
Quality	03	Quality Level 03													
DOR CODE	0100	SINGLE FAMILY													
MAP NUM		MKT AREA	03												
NEIGHBORHOOD/LOC		3043.00													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE										
BAL	40	15	2008	6	1,121										
BAS	1,140	100	2008	1,140	213,095										
FGR	420	55	2008	231	43,180										
FOP	50	30	2008	15	2,804										
FOP	136	30	2008	41	7,664										
FUS	1,262	100	2008	1,262	235,900										
PTO	40	5	2008	2	374										
PTO	104	5	2008	5	935										
TOTALS	3,192			2,702	505,073										



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		505,073	
TOTAL MARKET OB/XF VALUE		5,714	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		650,787	
SOH/AGL Deduction		23,050	
ASSESSED VALUE		627,737	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		577,015	
TOTAL JUST VALUE		650,787	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		545,924	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20756	ELEC OTHER	1,000	05/01/2008
M13763	MECH OTHER	0	04/01/2008
B0720896	NEW CONSTR	0	01/01/2007
C20896	CO ISSUED	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2699/848	3/08/2024	WD Q	Q	I	01	757,000
GRANTOR: WINSTEAD WAYLAND H &						
GRANTEE: STEVENS WILLIAM THO						
2120/1404	5/16/2017	WD Q	Q	I	02	400,000
GRANTOR: JOHNSON RICHARD W & D						
GRANTEE: WINSTEAD WAYLAND H						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0810	CONCRETE A	0	100	13	4	SF	6.50	6.50	100	2008	2008	3	88	297	
3	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2008	2008	3	88	2,849	
4	0855	CONC PAVER	0	100	0	0	SF	7.00	7.00	100	2009	2009	3	89	748	
TOTAL OB/XF 5,714																

BLD DATE		12/01/2008	DJ	LGL DATE		
XF DATE				LAND DATE		04/15/2024
INC DATE				AG DATE		MLU

BUILDING NOTES	
BUILDING DIMENSIONS PTO=[YR=2008] W13 FOP=[YR=2008] W17 S8 BAS=[YR=2008] S46 FOP=[YR=2008] S5 PTO=[YR=2008] S4 E10 FGR=[YR=2008] E20 N21 W20 S21\$ N4 W10\$ E10 N5 W10\$ E10 N12 E20 N34 W30\$ E17 N8\$ S8 E13 N8\$ PTR=E15S15 FUS=[YR=2008] E16 N14 E2 BAL=[YR=2008] N4E10S4W10\$ E12 S51 W7 S2 W11 N2 W6 N11 W6 N26\$ N15W15\$.	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							