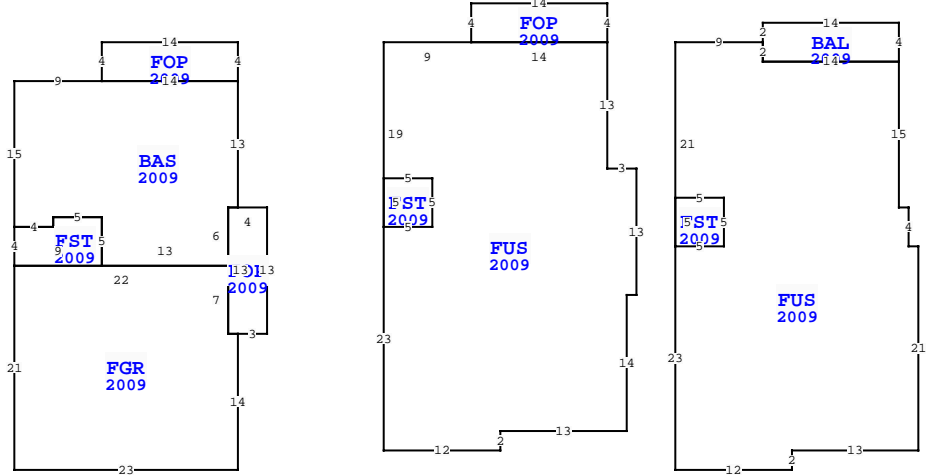


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	- 100%	- 2024									
Heated Area: 2409 HX Base Yr 2024												



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	56	15	2009	8	1,519
BAS	390	100	2009	390	74,066
FGR	476	55	2009	262	49,757
FOP	52	30	2009	16	3,039
FOP	56	30	2009	17	3,228
FOP	56	30	2009	17	3,228
FST	25	55	2009	14	2,658
FST	25	55	2009	14	2,658
FST	41	55	2009	23	4,368
FUS	1,008	100	2009	1,008	191,431
TOTALS	3,196			2,780	527,955

** This building has 11 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024
INC DATE		AG DATE	MLU

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	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	1,840	
2	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2009	2009	3	100	10,000	
3	0810	CONCRETE A	0	100	0	0	176.00	SF	6.50	6.50	100	2009	2009	3	89	1,018	
4	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	10.00	100	2009	2009	3	89	1,602	
5	0810	CONCRETE A	0	100	0	0	40.00	SF	6.50	6.50	100	2009	2009	3	89	231	
6	1126	CB/STC 8"	0	100	0	0	177.00	SF	8.00	8.00	100	2009	2009	3	89	1,260	

TOTAL OB/XF													15,951				
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LAND DESCRIPTION																								
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							

TOTAL OB/XF													15,951				
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	527,955		
TOTAL MARKET OB/XF VALUE	15,951		
TOTAL LAND VALUE - MARKET	140,000		
TOTAL MARKET VALUE	683,906		
SOH/AGL Deduction	153,153		
ASSESSED VALUE	530,753		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	480,031		
TOTAL JUST VALUE	683,906		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	515,795		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013355	REPAIE H2O & TERM	68,500	10/18/2023
C20899	CO ISSUED	0	02/03/2009
C20898	CO ISSUED	0	02/02/2009
E20759	ELEC OTHER	1,000	05/01/2008
ML3762	MECH OTHER	0	04/01/2008
B0720898	NEW CONSTR	0	12/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2746/1992	10/30/2024	QC	U	I	11	100

GRANTOR: BERRY WADE & SHARON						
GRANTEE: BERRY WADE & SHARON						
2558/1568	4/25/2022	WD	Q	I	01	700,000
GRANTOR: BIRD DAVID O & CHERYL						
GRANTEE: BERRY WADE & AHRON						

BUILDING NOTES												
FOP=[YR=2009] W14S4 BAS=[YR=2009] W9S15 FST=[YR=2009] S4												
FGR=[YR=2009] S21E23N14 FOP=[YR=2009] E3N13W4S13E1S\$ W1N7W22\$												
E9N5W5S1W4\$ E4N1E5S5E13N6E1N13 W14\$ E14N4\$ PTR=E15												
FUS=[YR=2009] E9 FOP=[YR=2009] N4E14S4W14\$ E14 S13												
E3S13W1S14W13S2W12N23 FST=[YR=2009] E5N5W5S5\$ N19\$ W15\$												
PTR=E45 FUS=[YR=2009] E9 BAL=[YR=2009] N2 E14S4W14 N2\$												
S2E14S15E1S4E1S21 W13S2W12 N23 FST=[YR=2009] E5N5W5 S5\$ N21\$ W45\$.												

BUILDING DIMENSIONS												
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