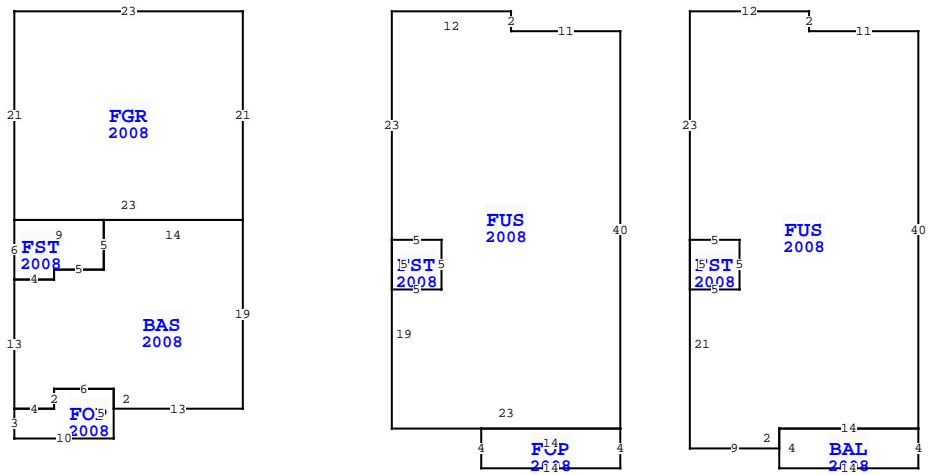


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 2025								
Heated Area: 2282 HX Base Yr											



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
BAL	56	15
BAS	376	100
FGR	483	55
FOP	42	30
FOP	56	30
FST	25	55
FST	25	55
FST	49	55
FUS	944	100
FUS	962	100
TOTALS	3,018	

TOTALS		3,018		2,641	498,846
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0504	FP-ELECTRI	0 0	0 0	1.00
2	0810	CONCRETE A	0 0	19 9	171.00
3	0855	CONC PAVER	0 0	0 0	161.00
4	0410	ELEVATOR	0 0	0 0	1.00
5	1126	CB/STC 8"	0 0	0 0	120.00
6	0463	FENCE GATE	0 0	0 0	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			498,846
TOTAL MARKET OB/XF VALUE			15,276
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			654,122
SOH/AGL Deduction			0
ASSESSED VALUE			654,122
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			654,122
TOTAL JUST VALUE			654,122
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			550,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20540	NEW CONSTR	0	12/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1034	10/23/2023	QC	U	I	11	100
GRANTOR: MALCOLM SHARON M						
GRANTEE: MALCOLM STEWART						
1684/0908	6/18/2010	WD	U	I	12	289,000
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: CROSSFIELD CHARLES						

BLD DATE		11/27/2008	DJ	LGL DATE		04/15/2024	MLU
XF DATE				LAND DATE			
INC DATE				AG DATE			

BUILDING NOTES	
FGR=[YR=2008] W23 S21 FST=[YR=2008] S6 BAS=[YR=2008] S13	
FOP=[YR=2008] S3 E10 N5 W6 S2 W4\$ E4 N2 E6 S2 E13 N19 W14 S5	
W5 S1 W4\$ E4 N1 E5 N5 W9\$ E23 N21\$ PTR=E15 FUS=[YR=2008] E12	
S2 E11 S40 FOP=[YR=2008] S4 W14 N4 E14\$ W23 N19	
FST=[YR=2008] E5 S5 W5N5\$ N23\$ W15\$ PTR=E45 FUS=[YR=2008]	
E12 S2 E11 S40 BAL=[YR=2008] S4 W14 N4 E14\$ W14 S2 W9 N21	
FST=[YR=2008] E5S5W5N5\$ N23\$ W45\$.	

LAND DESCRIPTION		TOTAL OB/XF												15,276										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							