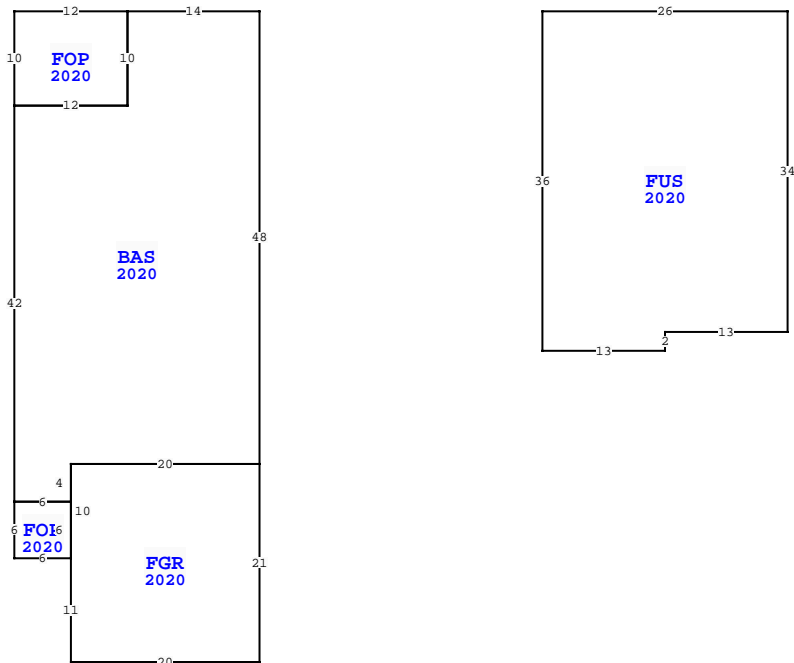


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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		
0500	11	2,340	163.5110	258.35	604,539	2020	2020	0	0	2.00	98.00		
1 SFR CUST - 0% - 2024 Heated Area: 2062 HX Base Yr													



Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	3043.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2020	1,152	291,667
FGR	420	55	2020	231	58,485
FOP	36	30	2020	11	2,785
FOP	120	30	2020	36	9,115
FUS	910	100	2020	910	230,397
TOTALS	2,638			2,340	592,448

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 8				Tax Dist:
BUILDING MARKET VALUE				592,448
TOTAL MARKET OB/XF VALUE				8,707
TOTAL LAND VALUE - MARKET				165,000
TOTAL MARKET VALUE				766,155
SOH/AGL Deduction				0
ASSESSED VALUE				766,155
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				766,155
TOTAL JUST VALUE				766,155
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				739,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003705	CO ISSUED	0	11/19/2020
B2003705	NEW CONSTR	275,153	05/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/349	9/27/2023	TD	Q	I	02	882,500
GRANTOR: WINKEL MARK & JUDI TR						
GRANTEE: MEETING DAVID A & A						
2603/1498	11/21/2022	WD	Q	I	02	815,000
GRANTOR: MITCHELL TIMOTHY W &						
GRANTEE: WINKEL MARK & JUDI						

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	0855	CONC PAVER	0	0	0	348.00	SF	10.00	10.00	100	2020	2020	3	98	3,410	
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
3	0855	CONC PAVER	1	0	0	185.00	SF	10.00	10.00	100	2023	2022		99	1,832	

BUILDING NOTES				
BLD DATE				
LGL DATE				
XF DATE				
AG DATE				
INC DATE				
04/15/2024 MLU				

BUILDING DIMENSIONS
BAS=[YR=2020] W14 FOP=[YR=2020] W12 S10 E12 N10 \$ S10 W12 S42 FOP=[YR=2020] S6 E6 FGR=[YR=2020] S11 E20 N21 W20 S10 \$ N6 W6 \$ E6 N4 E20 N48 \$ PTR= E30 FUS=[YR=2020] E26 S34 W13 S2 W13 N36 \$ W30 \$.

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							