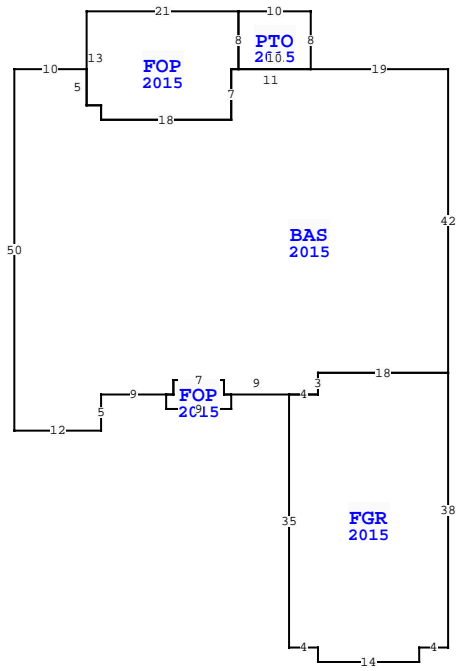


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,556	100	2015
FGR	852	55	2015
FOP	32	30	2015
FOP	304	30	2015
PTO	80	5	2015
TOTALS	3,824		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 0%	- 0								
Heated Area: 2556					HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			915,936
TOTAL MARKET OB/XF VALUE			20,789
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,236,725
SOH/AGL Deduction			232,702
ASSESSED VALUE			1,004,023
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,004,023
TOTAL JUST VALUE			1,236,725
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,256,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250002595	NEW INGROUND SWIM	100,000	03/12/2025
B250002268	ADD	327,925	03/04/2025
B1530031	CO ISSUED	0	02/10/2016
B1530031	NEW CONSTR	325,579	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2020/0306	12/18/2015	WD	Q	I	01	610,600
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: FLACK DONALD GREGOR						
1962/0632	2/06/2015	SW	Q	V	05	270,000
GRANTOR: PRESERVE OF AMELIA IS						
GRANTEE: ADVANTAGE HOME BUIL						

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	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
2	0855	CONC PAVER	0	0	0	1,518.00	SF	7.00	7.00	100	2015	2015	3	95	10,095	
3	0462	ST/AL FNC	0	0	0	1,104.00	SF	10.00	10.00	100	2015	2015	3	75	8,280	
4	0810	CONCRETE A	0	0	0	80.00	SF	6.50	6.50	100	2015	2015	3	95	494	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015] W19 PTO=[YR=2015] N8 W10 FOP=[YR=2015] W21 S13 E2 S2 E18 N7 E1 N8\$ S8 E10\$ W11 S7 W18 N2 W2 N5 W10 S50 E12 N5 E9 FOP=[YR=2015] S2 E9 N2 W1 N2 W7 S2 W1\$ E1 N2 E7 S2 E9 FGR=[YR=2015] S35 E4 S2 E14 N2 E4 N38 W18 S3 W4\$ E4 N3 E18 N42\$.	

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	DPTH 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	300,000.00	300,000.00	300,000								