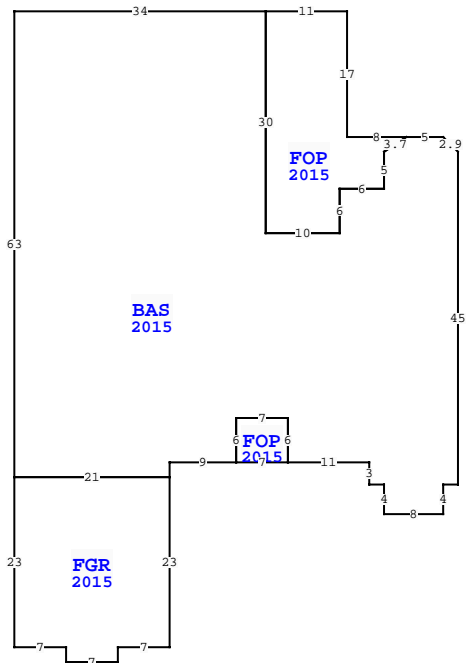




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	3,109	100	2015
FGR	497	55	2015
FOP	42	30	2015
FOP	362	30	2015
TOTALS	4,010		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2023								
Heated Area: 3109						HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			987,700
TOTAL MARKET OB/XF VALUE			11,166
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,298,866
SOH/AGL Deduction			227,791
ASSESSED VALUE			1,071,075
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			1,020,353
TOTAL JUST VALUE			1,298,866
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,320,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530032	CO ISSUED	0	04/01/2016
B1530032	NEW CONSTR	376,800	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/0455	5/16/2022	WD	Q	I	02	1,176,000
GRANTOR: CHARTRAND WALTER &						
GRANTEE: FISHWICK PAUL ANTHO						
2104/0438	2/17/2017	WD	Q	I	01	655,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: CHARTRAND WALTER &						

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	100	0	1,010.00	SF	7.00	7.00	100	2015	2015	3	95	6,717	
2	0855	CONC PAVER	0	100	0	42.00	SF	7.00	7.00	100	2015	2015	3	95	279	
3	0855	CONC PAVER	0	100	0	45.00	SF	7.00	7.00	100	2015	2015	3	95	299	
4	0810	CONCRETE A	0	100	0	60.00	SF	6.50	6.50	100	2015	2015	3	95	371	
5	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	70	3,500	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] U2 L2 W5 FOP=[YR=2015] W8 N17 W11 S30 E10 N6 E6 N5 U2 R3 \$ L3 D2 S5 W6 S6 W10 N30 W34 S63 FGR=[YR=2015] S23 E7 S2 E7 N2 E7 N23 W21\$ E21 N2 E9 FOP=[YR=2015] E7 N6 W7 S6\$ N6 E7 S6 E11 S3 E2 S4 E8 N4 E2 N45\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 11,166																								
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	300,000.00	300,000.00	300,000							