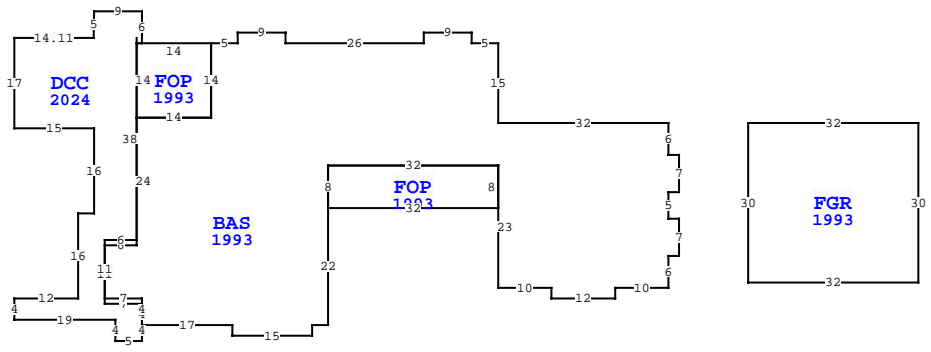




BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	11 BD/BTN AVG 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 80				
Interior Wall	08 DECORATIVE 20				
Interior Floor	14 CARPET 60				
Interior Floor	12 HARDWOOD 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	3.5 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 10				
NEIGHBORHOOD/LOC	10001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,620	100	1993	3,620	475,632
DCC	741	15	2024	111	14,585
FGR	960	55	1993	528	69,374
FOP	196	30	1993	59	7,752
FOP	256	30	1993	77	10,117
TOTALS	5,773			4,395	577,459

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%	- 2022	Heated Area: 3620					HX	Base Yr 2022



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			577,459
TOTAL MARKET OB/XF VALUE			75,915
TOTAL LAND VALUE - MARKET			600,000
TOTAL MARKET VALUE			1,253,374
SOH/AGL Deduction			378,945
ASSESSED VALUE			874,429
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			823,707
TOTAL JUST VALUE			1,253,374
NCON VALUE			28,598
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,199,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004460	ADDITION	32,934	06/01/2022
22004047	SWIM POOL	75,000	03/15/2022
5540	NEW CONSTR	199,500	02/17/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/0522	11/17/2020	WD	Q	I	01	969,000
GRANTOR: SMITH MARIE C						
GRANTEE: WASDIN HOWARD E & D						
0780/1603	12/30/1996	WD	Q	I	01	100
GRANTOR: ASBURY LLOYD T TRUSTE						
GRANTEE: SMITH LLOYD III & M						

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	0812	CONCRETE C	0	100	0	0	1,992.00	SF	4.00	4.00	100	1989	1989	3	54.5	4,343	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
3	1124	CB/STC 4"	0	100	0	0	543.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,924	
4	0803	ASPHALT C	0	100	118	14	1,652.00	SF	2.00	2.00	100	1989	1989	3	50	1,652	
5	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	100	2024	2023		98	35,986	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
7	0911	SCRN RM A	0	100	0	0	1,356.00	SF	17.50	17.50	100	2025	2024		100	23,730	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

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	100		RT	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							