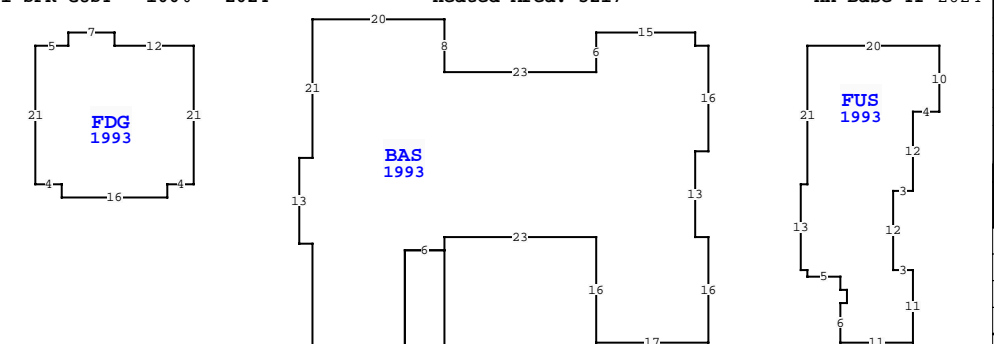


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	SFR	CUST	- 100%	- 2024								Heated Area: 3217	HX Base Yr 2024



Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,532	100
FDG	550	60
FOP	198	30
FUS	685	100
TOTALS	3,965	

TOT ADJ AREA	SUBAREA MARKET VALUE
2,532	557,510
330	72,661
59	12,991
685	150,828

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			793,989
TOTAL MARKET OB/XF VALUE			46,073
TOTAL LAND VALUE - MARKET			700,000
TOTAL MARKET VALUE			1,540,062
SOH/AGL Deduction			160,351
ASSESSED VALUE			1,379,711
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,328,989
TOTAL JUST VALUE			1,540,062
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,454,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007267	REMODEL	20,000	06/01/2000
6583	NEW CONSTR	205,825	08/02/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/885	5/11/2023	WD Q	Q	I	01	1,898,000
GRANTOR: TAYLOR RICHARD D & CA						
GRANTEE: LEING SARAH P REVOC						
2381/1496	8/03/2020	WD Q	Q	I	01	1,163,000
GRANTOR: ABBOT WALDO M IV & MA						
GRANTEE: TAYLOR RICHARD D &						

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
3	0825	BRICK	0	100	0	0	1,952.00	SF	12.50	12.50	100	1991	1991	3	86	20,984	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	106.25	106.25	100	1991	1991	3	20	9,563	
5	0812	CONCRETE C	0	100	0	0	1,257.00	SF	4.00	4.00	100	1991	1991	3	59.5	2,992	
6	0444	BOX FNC 4'	0	100	0	0	32.00	LF	6.50	6.50	100	1991	1991	3	20	42	
7	0445	BOX FNC 5'	0	100	0	0	13.00	LF	8.10	8.10	100	1991	1991	3	20	21	
8	1126	CB/STC 8"	0	100	0	0	49.00	SF	8.00	8.00	100	1991	1991	3	59.5	233	
9	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	1991	1991	3	27	243	
10	1126	CB/STC 8"	0	100	0	0	384.00	SF	8.00	8.00	100	2002	2002	3	80	2,458	

TOTAL OB/XF													
39,256													
BLD DATE		LGL DATE	05/07/2025	MLU									
XF DATE		LAND DATE											
INC DATE		AG DATE											

BUILDING NOTES													
BAS=[YR=1993] W2 N2 W15 S6 W23 N8 W20 S21 W2 S13 E2 S34 E14													
FOP=[YR=1993] E6 N33 W6 S33 \$ N33 E6 N2 E23 S16 E17 N16 W2													
N13 E2 N16 \$ PTR= E15 FUS=[YR=1993] E20 S10 W4 S12 W3 S12 E3													
S11 W11 N6 E1 N2 W1 N2 W5 N1 W1 N13 E1 N21 \$ W15 \$ PTR= W78													
FDG=[YR=1993] W12 N2 W7 S2 W5 S21 E4 S2 E16 N2 E4 N21 \$ E78 \$													

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	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										VALUATION SUMMARY										PAGE 2 of 2									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD									
															Tax Group: 5					Tax Dist:									
															BUILDING MARKET VALUE					793,989									
															TOTAL MARKET OB/XF VALUE					46,073									
															TOTAL LAND VALUE - MARKET					700,000									
															TOTAL MARKET VALUE					1,540,062									
															SOH/AGL Deduction					160,351									
															ASSESSED VALUE					1,379,711									
															TOTAL EXEMPTION VALUE					HX HB 50,722									
															BASE TAXABLE VALUE					1,328,989									
															TOTAL JUST VALUE					1,540,062									
															NCON VALUE					0									
															INCOME VALUE														
															PREVIOUS YEAR MKT VALUE					1,454,420									
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																								
TOTALS																													
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													
11	0825	BRICK	0 100	0	0	538.00	SF	12.50	12.50	100	2002	2002	3	94	6,322														
12	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2002	2002	3	55	495														
TOTALS																													
LAND DESCRIPTION										TOTAL OB/XF										6,817									
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					
REVIEW DATE										05/12/2019										BY KBA									
Total Acres:										0.00										Total Land Value: 700,000									
Market:										0										Agricultural: 0									
Common:										700,000										PRINTED 07/30/2025 BY SYS									

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/885	5/11/2023	WD Q	Q	I	01	1,898,000
GRANTOR: TAYLOR RICHARD D & CA						
GRANTEE: LEING SARAH P REVOC						
2381/1496	8/03/2020	WD Q	Q	I	01	1,163,000
GRANTOR: ABBOT WALDO M IV & MA						
GRANTEE: TAYLOR RICHARD D &						

BUILDING NOTES

BUILDING DIMENSIONS