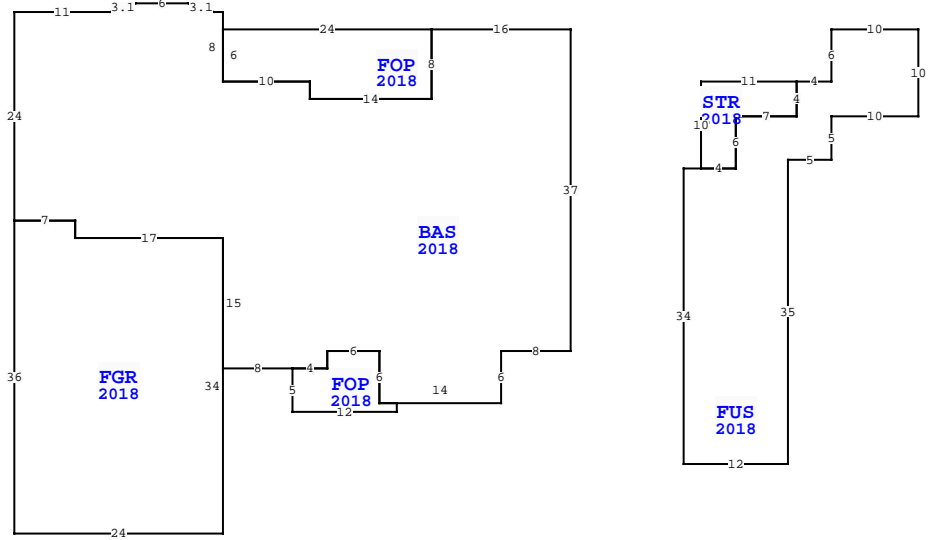




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 80			
Exterior Wall	20	FACE BRICK 20			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
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		08	
NEIGHBORHOOD/LOC	8024.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,035	100	2018	2,035	259,171
FGR	830	55	2018	456	58,075
FOP	64	30	2018	19	2,420
FOP	172	30	2018	52	6,622
FUS	585	100	2018	585	74,504
STR	68	10	2018	7	891
TOTALS	3,754			3,154	401,682

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SNGL FAM	- 100%	- 2019									
Heated Area: 2620						HX Base Yr 2019						



NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE		401,682		
TOTAL MARKET OB/XF VALUE		17,714		
TOTAL LAND VALUE - MARKET		91,350		
TOTAL MARKET VALUE		510,746		
SOH/AGL Deduction		168,881		
ASSESSED VALUE		341,865		
TOTAL EXEMPTION VALUE		50,722		
BASE TAXABLE VALUE		291,143		
TOTAL JUST VALUE		510,746		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		491,585		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005265	CARPORT	12,558	06/18/2020
B1633261	CO ISSUED	0	01/25/2018
B1633261	NEW CONSTR	8,000	10/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1793/1409	5/16/2012	WD	Q	V	01	48,000
GRANTOR: MARCHANT BRETT D						
GRANTEE: PETERSON GEORGE A						
1793/1406	5/09/2012	WD	U	V	11	100
GRANTOR: GRAHAM SHARI						
GRANTEE: MARCHANT BRETT D						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2018] W16 FOP=[YR=2018] W24 S6 E10 S2 E14 N8\$ S8 W14 N2 W10 N8 W1 U1 L3 W6 D1 L3 W11 S24 FGR=[YR=2018] S36 E24 N34 W17 N2 W7\$ E7 S2 E17 S15 E8 FOP=[YR=2018] S5 E12 N1 W2 N6 W6 S2 W4\$ E4 N2 E6 S6 E14 N6 E8 N37\$ PTR=E30 FUS=[YR=2018] E10 S10 W10 S5 W5 S35 W12 N34 E2 STR=[YR=2018] N10 E11 S4 W7 S6 W4\$ E4 N6 E7 N4 E4 N6 \$ W30\$.	

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	0811	CONCRETE B	0	100	0	0			1,211.00	SF	5.20	2018	2018	3	97	6,108
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	2018	2018	3	98	3,430
3	0811	CONCRETE B	0	100	41	20			820.00	SF	5.20	2018	2018	3	97	4,136
4	1127	BRICK 8"	0	100	0	0			56.00	SF	11.00	2018	2018	3	99	610
5	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	2018	2018	3	98	3,430
TOTALS															17,714	

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		OR	0.00	0.00	2.61	AC		1.00	1.00	1.00	35,000.00	35,000.00	91,350							