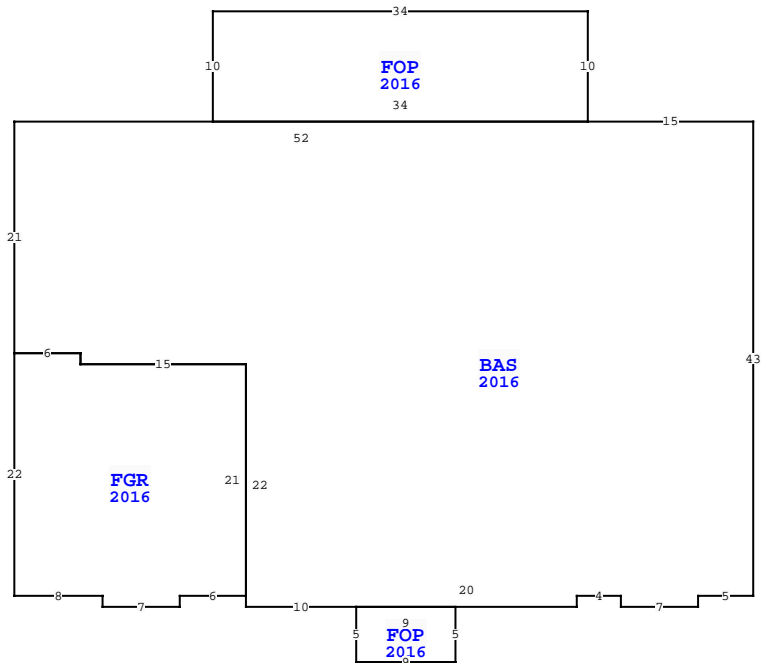


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	13 LVT/LAMMT 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	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	8124.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,471	100	2016	2,471	317,890
FGR	454	55	2016	250	32,162
FOP	45	30	2016	14	1,801
FOP	340	30	2016	102	13,122
TOTALS	3,310			2,837	364,976

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,837	103.6800	136.86	388,272	2016	2016	0	0	6.00	94.00	
1 SNGL FAM - 0% - 2025 Heated Area: 2471 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			364,976
TOTAL MARKET OB/XF VALUE			43,942
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			498,918
SOH/AGL Deduction			0
ASSESSED VALUE			498,918
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			498,918
TOTAL JUST VALUE			498,918
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			483,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001658	METAL BUILDING 12	18,676	02/18/2025
B240011060	POLE BARN WITH GR	25,944	09/30/2024
18002738	XFOB	19,120	04/01/2018
18002206	SWIM POOL	54,441	03/01/2018
B1632326	CO ISSUED	0	08/05/2016
B1632326	NEW CONSTR	299,788	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/964	1/02/2024	WD	Q	I	01	615,000
GRANTOR: BARNES ROGER P						
GRANTEE: REECE TERRY E						
2526/0530	12/22/2021	WD	Q	I	01	545,000
GRANTOR: COLEMAN DAVID W JR						
GRANTEE: BARNES ROGER P & JU						

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	0	0	0	1,482.00	SF	5.20	5.20	100	2016	2016	3	95	7,321	
2	0861	POOL GUNIT	0	0	0	0	313.00	SF	85.00	85.00	100	2018	2018	3	84	22,348	
3	0855	CONC PAVER	0	0	0	0	420.00	SF	10.00	10.00	100	2018	2018	3	97	4,074	
4	0911	SCRN RM A	0	0	0	0	690.00	SF	17.50	17.50	100	2018	2018	3	78	9,419	
5	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2018	2018	3	78	780	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W15 FOP=[YR=2016] N10 W34 S10 E34\$ W52 S21	
FGR=[YR=2016] S22 E8 S1 E7 N1 E6 N21 W15 N1 W6\$ E6 S1 E15 S22	
E10 FOP=[YR=2016] S5 E9 N5 W9\$ E20 N1 E4 S1 E7 N1 E5 N43\$.	

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	000134	C	RES POND	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.50	60,000.00	90,000.00	90,000								