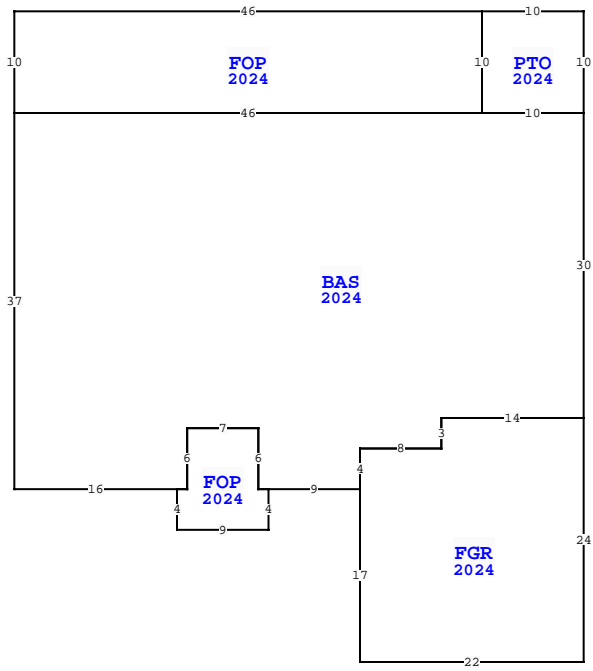




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMNT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	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	08
NEIGHBORHOOD/LOC	8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,900	100	2024
FGR	504	55	2024
FOP	78	30	2024
FOP	460	30	2024
PTO	100	5	2024
TOTALS	3,042		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,343	107.8000	142.30	333,409	2023	2023	0	0	0.75	99.25
2 SNGL FAM - 100% - 2024 Heated Area: 1900 HX Base Yr 2009											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		330,908	
TOTAL MARKET OB/XF VALUE		3,744	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		404,652	
SOH/AGL Deduction		28,497	
ASSESSED VALUE		376,155	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		325,433	
TOTAL JUST VALUE		404,652	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		382,463	
MISC ALUMN STRG + ATTACHED PL SHED= NV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2116078	CO ISSUED	0	02/06/2023
21016077	DEMOLITION	10,000	11/18/2021
21016078	NEW CONSTR	286,880	11/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2690/1641	1/16/2024	QC	U	I	11	78,600
GRANTOR: SLAGLE CINDY						
GRANTEE: SLAGLE MORRISON A J						
2457/0066	4/28/2021	QC	U	I	11	100
GRANTOR: SLAGLE CINDY						
GRANTEE: SLAGLE MORRISON A J						

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	0810	CONCRETE A	0	100	24	24		576.00	SF	6.50				6.50	100	2024	2023	100	3,744	

BUILDING NOTES														
BAS=[YR=2024;ORIG=86,50] N30 W10 W46 S37 E16 E1 N6 E7 S6 E1 E9 N4 E8 N3 E14 \$														
FGR=[YR=2024;ORIG=64,57] N4 E8 N3 E14 S24 W22 N17 \$														
FOP=[YR=2024;ORIG=30,10] E46 S10 W46 N10 \$														
PTO=[YR=2024;ORIG=76,10] E10 S10 W10 N10 \$														
FOP=[YR=2024;ORIG=46,57] E1 N6 E7 S6 E1 S4 W9 N4 \$														

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							