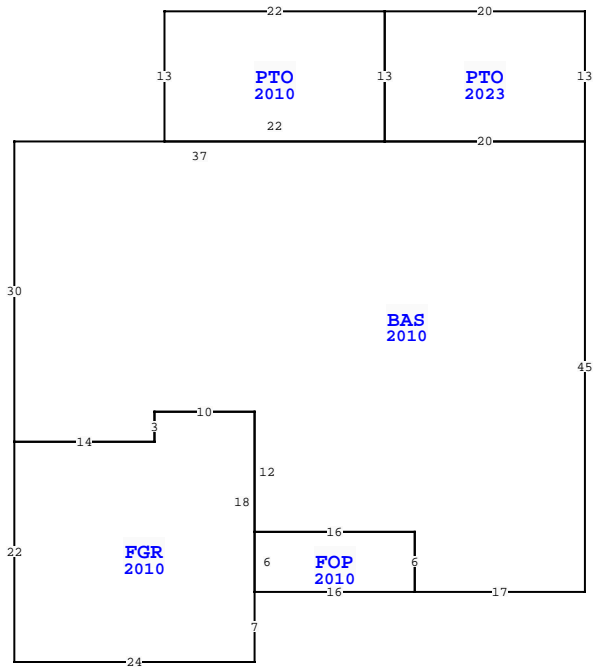




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	100	
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,079	100	2010
FGR	558	55	2010
FOP	96	30	2010
PTO	286	5	2010
PTO	260	5	2023
TOTALS	3,279		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,442	127.9145	127.91	312,356	2010	2010	0	0	10.50	89.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2079 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			279,559
TOTAL MARKET OB/XF VALUE			7,859
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			347,418
SOH/AGL Deduction			3,420
ASSESSED VALUE			343,998
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			293,276
TOTAL JUST VALUE			347,418
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			335,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23159	CO ISSUED	0	08/01/2010
B23644	ADDITION	2,398	06/01/2010
E22359	ELEC OTHER	0	01/01/2010
P14084	OTHER	0	01/01/2010
B23159	NEW CONSTR	269,837	12/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2569/0626	5/13/2022	WD Q	Q	I	01	445,000
GRANTOR: NELSON HALSTON S & JE						
GRANTEE: STAUFFER TODD & JAS						
1696/1208	8/27/2010	WD Q	Q	I	01	199,900
GRANTOR: JONES SCOTT E & DONNA						
GRANTEE: NELSON HALSTON S &						

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
1	0812	CONCRETE C	0	100	0	0		4.00	100	2010	2010

TOTAL OB/XF												7,859			
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		4.00	100	2010	2010	3	90	7,859	

BUILDING NOTES											
BAS=[YR=2010;ORIG=0,0] W20 W37 S30 E14 N3 E10 S12 E16 S6 E17 N45 \$											
FGR=[YR=2010;ORIG=-57,30] S22 E24 N7 N18 W10 S3 W14 \$											
PTO=[YR=2010;ORIG=-20,0] N13 W22 S13 E22 \$											
FOP=[YR=2010;ORIG=-33,45] E16 N6 W16 S6 \$											
PTO=[YR=2023;ORIG=-20,0] E20 N13 W20 S13 \$											

BUILDING DIMENSIONS											
BAS=[YR=2010;ORIG=0,0] W20 W37 S30 E14 N3 E10 S12 E16 S6 E17 N45 \$											
FGR=[YR=2010;ORIG=-57,30] S22 E24 N7 N18 W10 S3 W14 \$											
PTO=[YR=2010;ORIG=-20,0] N13 W22 S13 E22 \$											
FOP=[YR=2010;ORIG=-33,45] E16 N6 W16 S6 \$											
PTO=[YR=2023;ORIG=-20,0] E20 N13 W20 S13 \$											

LAND DESCRIPTION												TOTAL OB/XF												7,859
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	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							