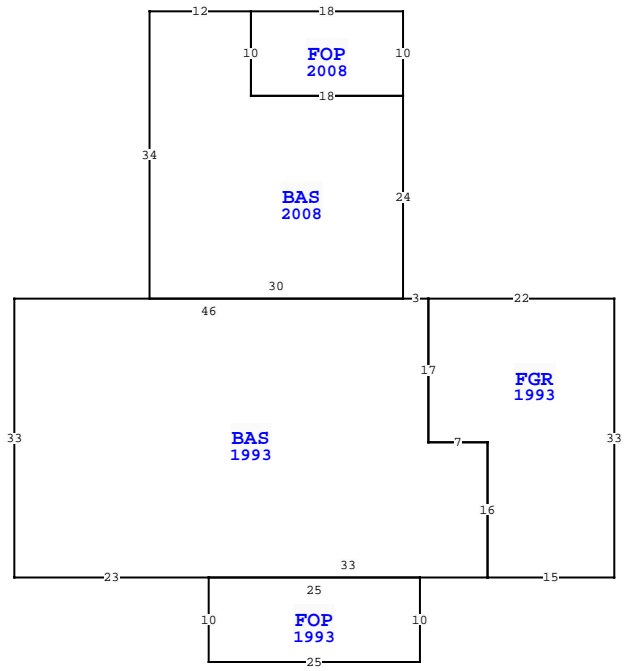


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	70
Interior Wall	06	CUST PANEL	30
Interior Floor	14	CARPET	70
Interior Floor	03	CONC FINSH	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,729	100	1993
BAS	840	100	2008
FGR	614	55	1993
FOP	250	30	1993
FOP	180	30	2008
TOTALS	3,613		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,036	87.3540	115.31	350,081	1975	1986		0	0	26.90	73.10	
1 SNGL FAM - 100% - 0 Heated Area: 2569 HX Base Yr 2014													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			255,909
TOTAL MARKET OB/XF VALUE			14,687
TOTAL LAND VALUE - MARKET			251,700
TOTAL MARKET VALUE			319,518
SOH/AGL Deduction			165,232
ASSESSED VALUE			154,286
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			103,564
TOTAL JUST VALUE			522,296
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			490,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4556	N/A	60,000	12/18/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1234	3/08/2024	WD	U	I	11	100
GRANTOR: ELLIOTT ROBERT A & PAU						
GRANTEE: HINSON CLIFTON BISH						
1864/1737	6/27/2013	QC	U	I	11	100
GRANTOR: ELLIOTT ROBERT A & PA						
GRANTEE: ELLIOTT ROBERT A &						

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	0370	CHICKEN HS	0	0	40	440		0.40	0.40	100	1988	1988	3	20	1,408	
2	0810	CONCRETE A	0	100	86	3	SF	6.50	6.50	100	1982	1982	3	35	587	
3	0810	CONCRETE A	0	100	23	33	SF	6.50	6.50	100	1982	1982	3	35	1,727	
4	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
5	0940	SHEDS/PORT	0	100	27	41	SF	20.10	20.10	100	1982	1982	3	20	4,450	
6	0940	SHEDS/PORT	0	100	40	20	SF	30.00	30.00	100	1982	1982	3	20	4,800	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	05/21/2025	MLU	
LAND DATE	01/17/2025	KBA	
AG DATE			

BUILDING DIMENSIONS			
FGR=[YR=1993] W22 BAS=[YR=1993] W3 BAS=[YR=2008] N24			
FOP=[YR=2008] N10 W18 S10 E18\$ W18 N10 W12 S34 E30\$ W46 S33			
E23 FOP=[YR=1993] S10 E25 N10 W25\$ E33 N16 W7 N17\$ S17 E7 S16 E15 N33\$.			

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	10.60	AC		1.00	1.00	1.00	370.00	370.00	3,922							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.60	AC		1.00	1.00	1.00	19,500.00	19,500.00	206,700							