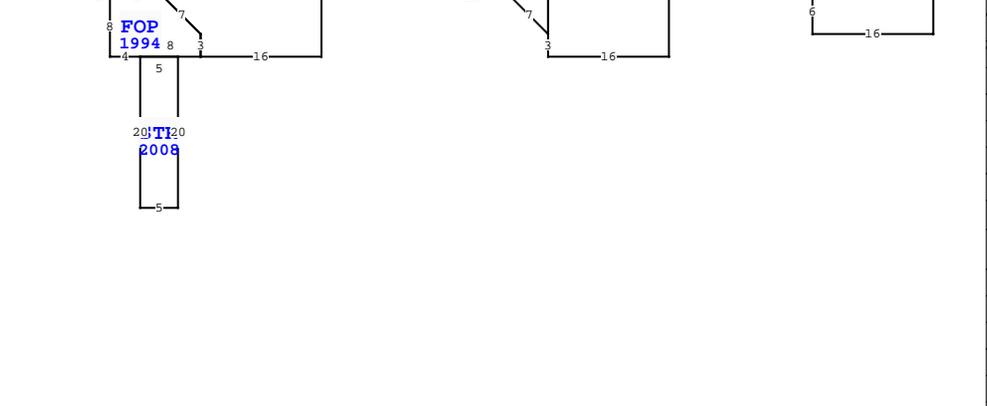


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
1	SFR CUST	-	100%	-	2024									Heated Area: 2578	HX Base Yr 2024



Quality	
DOR CODE	MAP NUM
04 Quality Level 04	0100 SINGLE FAMILY
	10

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,071	100	1994	1,071	188,539
BAS	352	100	2008	352	61,966
FGR	403	55	1994	222	39,081
FOP	84	30	1994	25	4,401
FST	15	55	1994	8	1,409
FUS	915	100	1994	915	161,077
SFB	143	80	2008	114	20,068
SFB	158	80	2008	126	22,181
STR	91	10	2008	9	1,584
STR	91	10	2008	9	1,584
TOTALS	3,963			2,969	522,662

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	40	10	400.00	SF	6.50	100	100	100	3	20	520	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	1994	1994	3	74	1,480	
3	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	100	1994	1994	3	66	343	
4	0825	BRICK	0	100	5	6	30.00	SF	12.50	100	1994	1994	3	89	334	
5	1242	WD DECK A	0	100	0	0	104.00	SF	10.00	100	1994	1994	3	20	208	
6	0825	BRICK	0	100	10	4	40.00	SF	12.50	100	1994	1994	3	89	445	
7	0300	BOAT DCK W	0	100	16	10	160.00	SF	40.00	100	1994	1994	3	20	1,280	
8	0810	CONCRETE A	0	100	0	0	130.00	SF	6.50	100	1994	1994	3	66	558	
9	1075	TRELLIS G	0	100	12	12	144.00	SF	35.00	100	1994	1994	3	20	1,008	
10	0820	WOOD WALK	0	100	15	4	60.00	SF	11.75	100	1994	1994	3	40	282	

LAND DESCRIPTION																								
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	550,000.00	495,000.00	495,000							

TOTAL OB/XF															
														6,458	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		522,662	
TOTAL MARKET OB/XF VALUE		7,144	
TOTAL LAND VALUE - MARKET		495,000	
TOTAL MARKET VALUE		1,024,806	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,024,806	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		974,084	
TOTAL JUST VALUE		1,024,806	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,001,181	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00931	NEW CONSTR	202,373	04/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/0837	12/21/2021	WD	Q	I	02	685,000

GRANTOR: MARESOL L P
GRANTEE: MCKNIGHT GEOFFREY &
1701/1278 9/20/2010 WD Q I 01 530,000
GRANTOR: FRAZIER JANE CRANSTON
GRANTEE: MARESOL L P

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1994] W5 UOP=[YR=1994] N1 STR=[YR=2008] E13 N7 W13 S7\$ N8 W20 S1 STR=[YR=2008] W13 S7 E13 N7\$ S8 E20\$ W26 S30 E3 FOP=[YR=1994] S8 E4 STR=[YR=2008] S20 E5 N20 W5\$ E8 N3 U5 L5 W7 \$ E7 D5 R5 S3 E16 N38\$ PTR=E15 BAS=[YR=2008] E6 UOP=[YR=1994] N9 E20 S9 SFB=[YR=2008] E5 S13 FGR=[YR=1994] S25 W16 N3 SFB=[YR=2008] U5 L5 W10 N8 E8 N5 E5 FST=[YR=1994] E3 S5 W3 N5\$ S5 E2 S13\$ N13 E1 N5 W3 N4 E18\$ W11 N13E6\$ W20\$ E14 S13 W7 S4 W5 S5 W8 N22\$ W15 PTR= E50 FUS=[YR=1994] E6 UOP=[YR=1994] N9 E20 S9 W20\$ E25 S35W16 N6 W4 N4 W2 N4 W9 N21\$ W50\$.													

