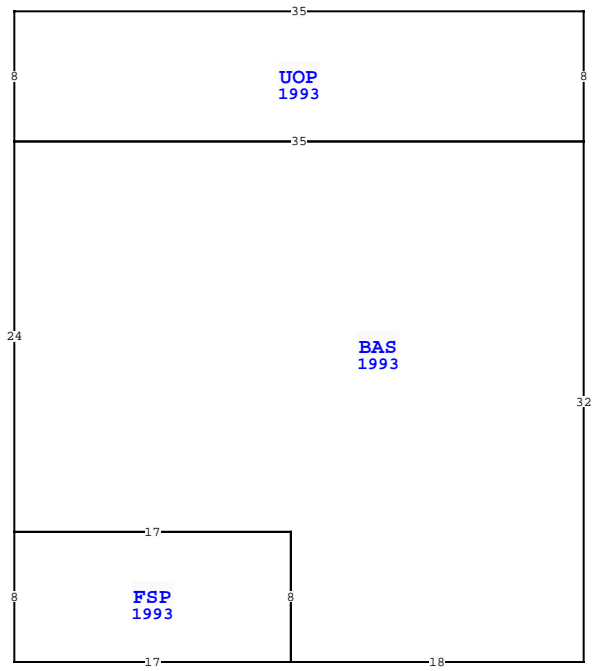




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	04	SINGLE SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	09	PINE WOOD	100		
Air Condition	01	NONE	100		
Heating Type	02	CONVECTION	100		
Bedrooms		3	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
BUD8 Adjustme	04	DIST 01	100		
Occupancy	00	NONE	100		
Quality	03	Quality Level	03		
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC		4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	46,780
FSP	136	40	1993	54	2,567
UOP	280	20	1993	56	2,662
TOTALS	1,400			1,094	52,010

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,094	82.6800	82.68	90,452	1954	1954	0	0	42.50	57.50	
1 SINGLE FAM - 0% - 2025 Heated Area: 984 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		52,010	
TOTAL MARKET OB/XF VALUE		3,810	
TOTAL LAND VALUE - MARKET		212,500	
TOTAL MARKET VALUE		268,320	
SOH/AGL Deduction		0	
ASSESSED VALUE		268,320	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		268,320	
TOTAL JUST VALUE		268,320	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,702	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/1608	2/27/2024	FJ	U	I	11	0
GRANTOR: SOWELL JACK T EST						
GRANTEE: KEITH DONNY JEAN						
0279/0490	11/01/1978	WD	U	V		2,500
GRANTOR:						
GRANTEE:						

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	46.5	930	
2	0680	POLE SHED	0	0	48	30	SF	10.00	10.00	100	1991	1991	3	20	2,880	
TOTALS													3,810			

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=1993] W35 S8 BAS=[YR=1993] S24 FSP=[YR=1993] S8 E17 N8 W17\$ E17 S8 E18 N32 W35\$ E35 N8\$.	

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	0		RSF-2	0.00	0.00	2.50	AC		1.00	1.00	1.00	85,000.00	85,000.00	212,500							