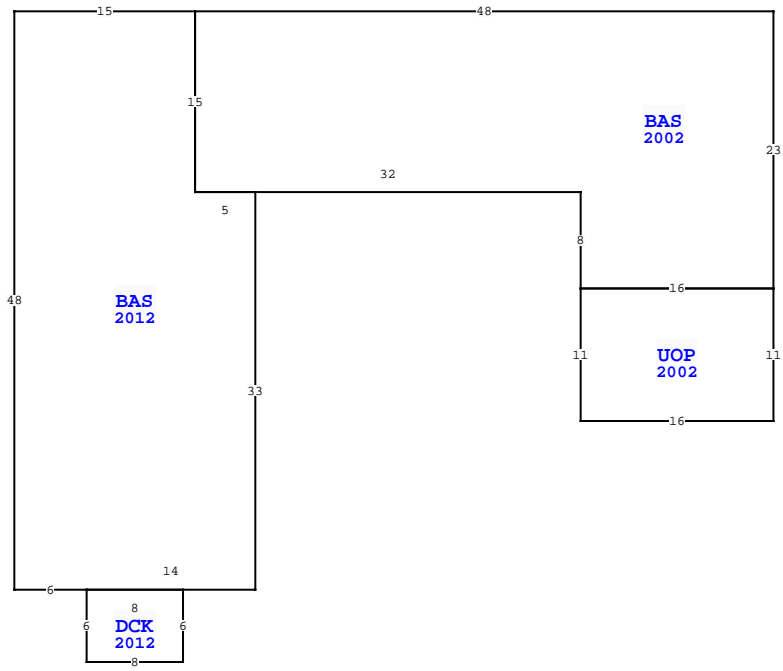




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	02	MIN PLYWD	90
Interior Floo	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	848	100	2002
BAS	885	100	2012
DCK	48	10	2012
UOP	176	20	2002
TOTALS	1,957		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 0	102.90	182,442	1991	2000	0	0	0	11.75	88.25	
Heated Area: 1733 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			248,067
TOTAL MARKET OB/XF VALUE			9,442
TOTAL LAND VALUE - MARKET			19,350
TOTAL MARKET VALUE			276,859
SOH/AGL Deduction			0
ASSESSED VALUE			276,859
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			276,859
TOTAL JUST VALUE			276,859
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			261,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/0914	7/26/2019	QC	U	I	11	100
GRANTOR: TWO GATE HUNTING CLUB						
GRANTEE: TWO GATE HUNTING CL						
0900/0749	9/22/1999	QC	Q	V	06	100
GRANTOR: COLBERT TERRY & R HAR						
GRANTEE: TOW GATE HUNTING CL						

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	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580								
2	0681	POLE SHED	0	0	60	30	1,800.00	SF	15.00	15.00	100	2001	2001	3	28	7,560								
3	0462	ST/AL FNC	0	0	18	7	126.00	SF	10.00	10.00	100	1997	1997	3	24	302								
TOTALS														1,957										

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2002] W48 BAS=[YR=2012] W15 S48 E6 DCK=[YR=2012] S6 E8 N6 W8\$ E14 N33 W5 N15\$ S15 E32 S8 UOP=[YR=2002] S11 E16 N11 W16\$ E16 N23\$.			

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	0005	OR	0.00	0.00	0.43	AC		1.00	1.00	1.00	45,000.00	45,000.00	19,350							

