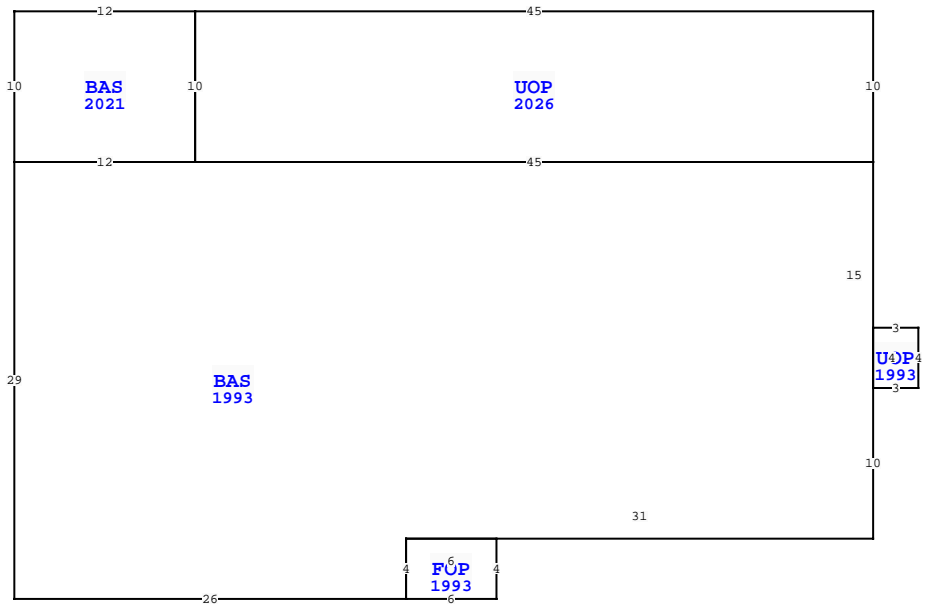




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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
BAS	1,529	100
BAS	120	100
FOP	24	30
UOP	12	20
UOP	450	20
TOTALS	2,135	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,748	75.5000	75.50	131,974	1955	1975	0	0	32.00	68.00
1 SINGLE FAM - 100% - 2021 Heated Area: 1649 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			116,039
TOTAL MARKET OB/XF VALUE			19,892
TOTAL LAND VALUE - MARKET			97,500
TOTAL MARKET VALUE			233,431
SOH/AGL Deduction			67,826
ASSESSED VALUE			165,605
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			114,883
TOTAL JUST VALUE			233,431
NCON VALUE			4,620
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,644

1/2024 KW: - STILL HAVENT STARTED PORCH ADDTNS  
MISC OLD WD STRGS= NV 1/2024 KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-12742	METAL ROOF	11,500	10/03/2023
22009249	FRONT + BACK PORC	31,489	06/16/2022
22004046	GARAGE	71,257	03/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2236/0902	11/09/2018	WD U		I	37	78,500

GRANTOR: BRANTLEY SANDRA ELAIN  
GRANTEE: IVEY MICHELE R & MI  
0702/1723 4/21/1994 WD Q V 01 100  
GRANTOR: VANZANT STANLEY & MYR  
GRANTEE: BRANTLEY SANDRA E

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=-45,10] W12 S29 E26 N4 E31 N10 N15 W45 \$	
BAS=[YR=2021;ORIG=-45,10] N10 W12 S10 E12 \$	
FOP=[YR=1993;ORIG=-31,39] E6 N4 W6 S4 \$	
UOP=[YR=1993;ORIG=0,25] E3 N4 W3 S4 \$	
UOP=[YR=2026;ORIG=-45,10] E45 N10 W45 S10 \$	

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	0681	POLE SHED	0 100	22	30	660.00	SF	15.00	15.00	100	1960	1960	3	20	1,980				
2	0351	CARPORT MT	0 100	16	40	640.00	SF	10.00	10.00	100	1965	1965	3	20	1,280				
3	0812	CONCRETE C	0 100	0	0	4,200.00	SF	4.00	4.00	100	2022	2022	3	99	16,632				
TOTALS															2,135		1,748	89,742	

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	100	0004	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

