



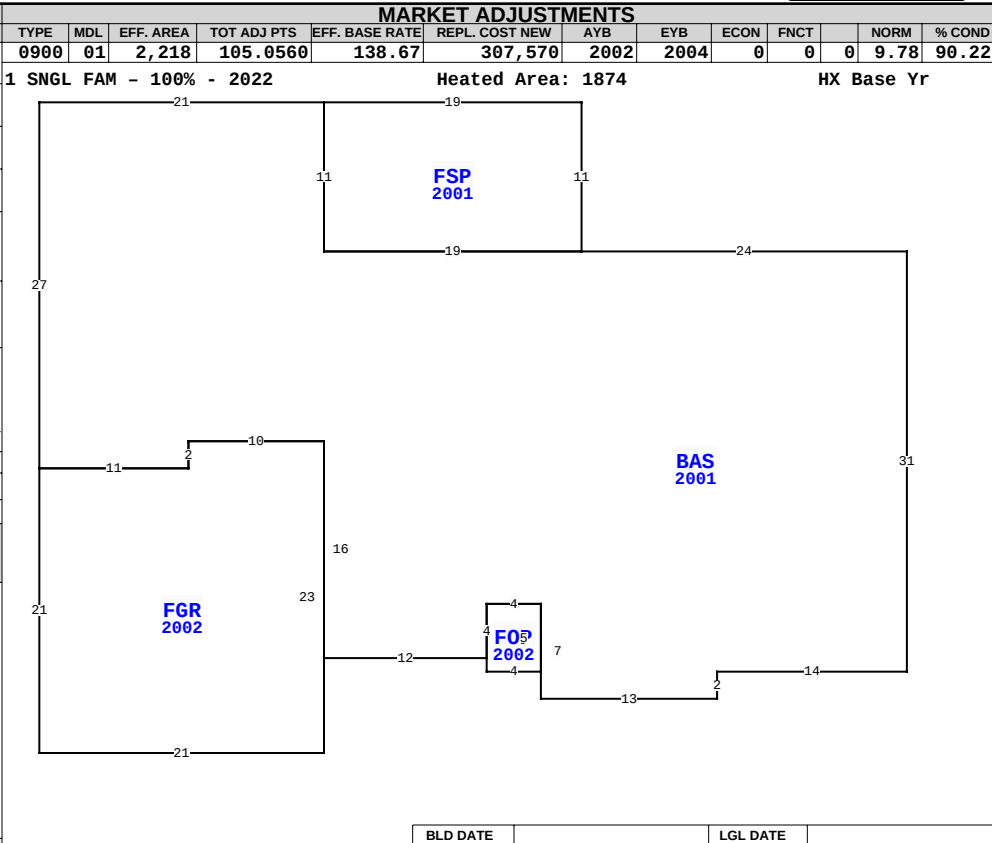
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	08
NEIGHBORHOOD/LOC	8017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2001	1,874	234,453
FGR	461	55	2002	254	31,777
FOP	20	30	2002	6	751
FSP	209	40	2001	84	10,509
TOTALS	2,564			2,218	277,490

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,834.00	SF	4.00
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10



TOTAL OB/XF									
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		277,490	
TOTAL MARKET OB/XF VALUE		9,886	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		347,376	
SOH/AGL Deduction		4,483	
ASSESSED VALUE		342,893	
TOTAL EXEMPTION VALUE		13	342,893
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		347,376	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,460	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M5593	H/AC	0	01/01/2002
8895	NEW CONSTR	2,000	12/01/2001
B018979	NEW CONSTR	95,000	11/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2278/1687	5/29/2019	SW	Q	I	01	259,000
GRANTOR: 44262 CATIES WAY LAND						
GRANTEE: HOLCOMB DAWN & MICH						
2234/1094	10/25/2018	CT	U	I	18	176,600
GRANTOR: CLERK OF COURT						
GRANTEE: 44262 CATIES WAY LA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W24 FSP=[YR=2001] N11 W19 S11 E19 \$ W19 N11 W21 S27 FGR=[YR=2002] S21 E21 N23 W10 S2 W11 \$ E11 N2 E10 S16 E12 FOP=[YR=2002] S1 E4 N5 W4 S4 \$ N4 E4 S7 E13 N2 E14 N31 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00