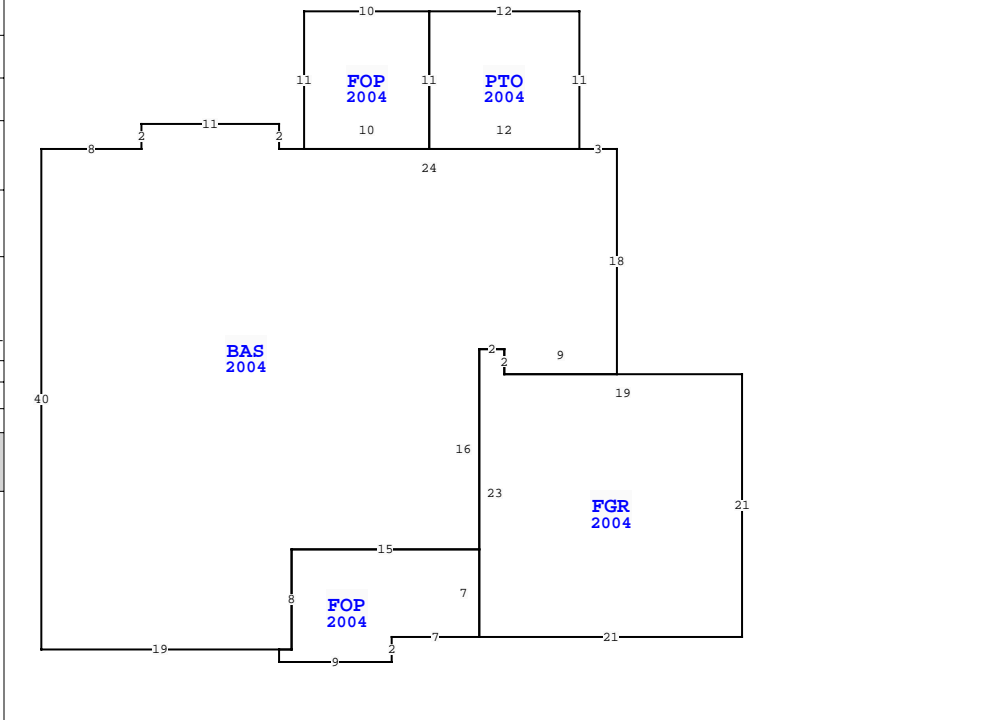


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	
0100	01	1,818	114.3450	114.34	207,870	2004	2004	0	0	0	9.83	90.17



Quality					
DOR CODE	CD				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
	04				
NEIGHBORHOOD/LOC 4050.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	2004	1,496	154,238
FGR	445	55	2004	245	25,259
FOP	110	30	2004	33	3,402
FOP	122	30	2004	37	3,815
PTO	132	5	2004	7	721
TOTALS	2,305			1,818	187,436

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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2004	2004	3	83	3,772	
2	1242	WD DECK A	0	100	16	22		10.00	10.00	100	2005	2005	3	22	774	
3	1242	WD DECK A	0	100	12	14		10.00	10.00	100	2010	2010	3	40	672	

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	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		187,436	
TOTAL MARKET OB/XF VALUE		5,218	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		242,654	
SOH/AGL Deduction		71,181	
ASSESSED VALUE		171,473	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		120,751	
TOTAL JUST VALUE		242,654	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,482	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412417	NEW CONSTR	107,484	03/01/2004
P047697	NEW CONSTR	0	03/01/2004
M048055	H/AC	0	03/01/2004
R045902	REPAIR/RRF	2,000	03/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2195/1386	5/08/2018	WD Q	Q	I	01	190,000
GRANTOR: CREEL SETH I & CHRIST						
GRANTEE: WALLS BENJAMIN R &						
2062/0956	8/01/2016	WD Q	Q	I	01	158,500
GRANTOR: CARTER PAUL W						
GRANTEE: CREEL SETH I & CHRI						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2004] W3 PTO=[YR=2004] N11 W12 FOP=[YR=2004] W10 S11 E10 N11 \$ S11 E12 \$ W24 N2 W11 S2 W8 S40 E19 FOP=[YR=2004] S1 E9 N2 E7 FGR=[YR=2004] E21 N21 W19 N2 W2 S23 \$ N7 W15 S8 W1 \$ E1 N8 E15 N16 E2 S2 E9 N18 \$.												