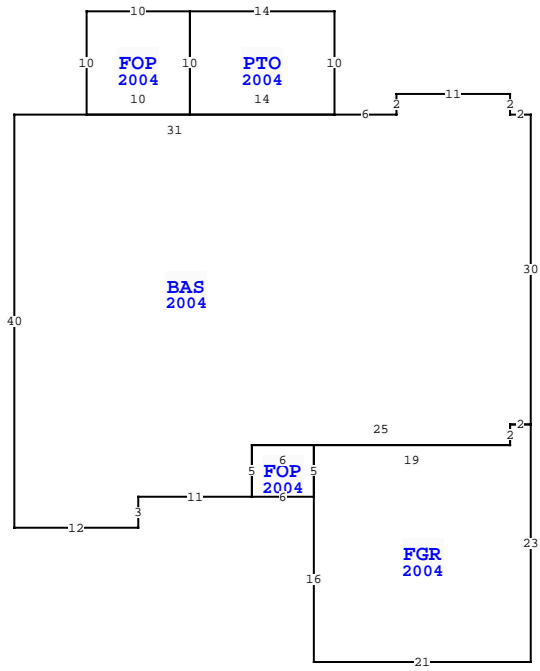


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	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
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,769	100	2004
FGR	445	55	2004
FOP	30	30	2004
FOP	100	30	2004
PTO	140	5	2004
TOTALS	2,484		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,060	110.0001	110.00	226,600	2004	2004	0	0	9.83	90.17
1 SINGLE FAM - 100% - 2017 Heated Area: 1769 HX Base Yr 2017											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			204,325
TOTAL MARKET OB/XF VALUE			32,837
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			287,162
SOH/AGL Deduction			98,258
ASSESSED VALUE			188,904
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			138,182
TOTAL JUST VALUE			287,162
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002341	SWIM POOL	38,000	02/11/2022
22001715	ADDITION	19,101	01/31/2022
M0408715	H/AC	0	09/01/2004
B0413009	NEW CONSTR	126,010	06/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN / I	CD	SALE PRICE
2034/1104	3/15/2016	SW U	I	12		145,500

GRANTOR: FEDERAL NATIONAL MORT
GRANTEE: MCSTOOTS BYRON KEIT
2000/0280 8/31/2015 CT U I 18 100
GRANTOR: CLERK OF COURT
GRANTEE: FEDERAL NATIONAL MO

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	833.00	SF	5.20	5.20	100	2004	2004	3	83	3,595	
2	0861	POOL GUNIT	0	100	19	228.00	SF	85.00	85.00	100	2022	2022	3	95	18,411	
3	0911	SCRN RM A	0	100	20	500.00	SF	17.50	17.50	100	2022	2022	3	93	8,138	
4	0855	CONC PAVER	0	100	0	272.00	SF	10.00	10.00	100	2022	2022	3	99	2,693	

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							