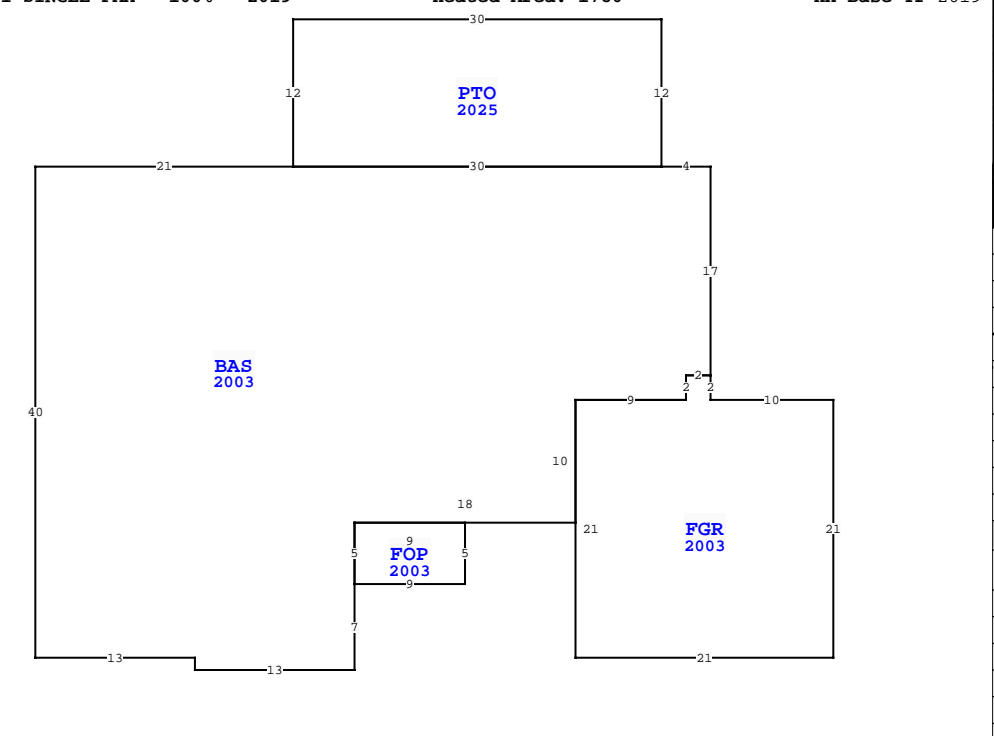




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	2,057	111.0291	111.03	228,389	2003	2008	0	0	0	92.35

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			210,917
TOTAL MARKET OB/XF VALUE			3,279
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			264,196
SOH/AGL Deduction			72,070
ASSESSED VALUE			192,126
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			141,404
TOTAL JUST VALUE			264,196
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			253,113



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100	2003	1,780	182,514
FGR	445	55	2003	245	25,121
FOP	45	30	2003	14	1,435
PTO	360	5	2025	18	1,846
TOTALS	2,630			2,057	210,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009447	REPAIR/RRF	11,600	10/08/2020
B0311628	NEW CONSTR	0	08/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/0948	2/25/2021	QC	U	I	11	100

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	100	2003	2003	3	82	3,279	

BLD DATE		03/20/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
GRANTOR: GASPERSON KAELYN F	
GRANTEE: GASPERSON KAELYN F	
2181/1840	2/28/2018 WD Q I 01 199,000
GRANTOR: HENNING BRIAN P & CRY	
GRANTEE: GASPERSON KAELYN F	

LAND DESCRIPTION		TOTAL OB/XF														3,279								
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							

BUILDING DIMENSIONS	
BAS=[YR=2003;ORIG=-10,-2] N17 W4 W30 W21 S40 E13 S1 E13 N7 N5 E18 N10 E9 N2 E2 \$	
FGR=[YR=2003;ORIG=0,0] W10 N2 W2 S2 W9 S21 E21 N21 \$	
FOP=[YR=2003;ORIG=-39,15] E9 N5 W9 S5 \$	
PTO=[YR=2025;ORIG=-14,-19] W30 N12 E30 S12 \$	