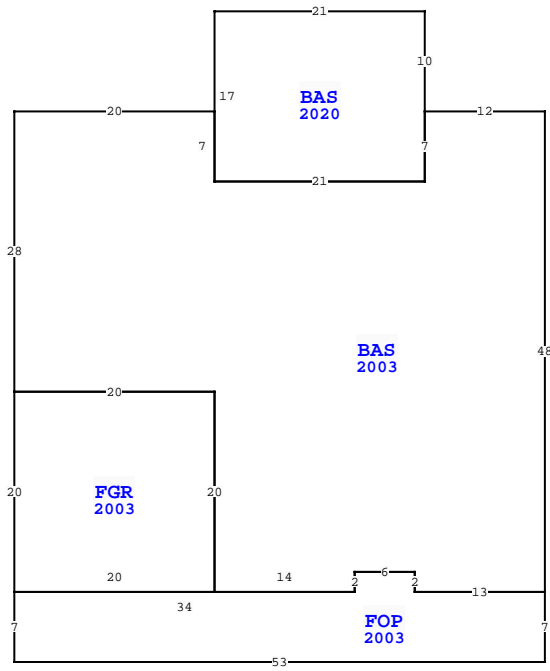


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,985	100	2003
BAS	357	100	2020
FGR	400	55	2003
FOP	383	30	2003
TOTALS	3,125		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,677	95.2992	125.79	336,740	2003	2008	0	0	7.50	92.50
1 SNGL FAM - 100% - 2021 Heated Area: 2342 HX Base Yr 2021											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	Tax Group: 6	Tax Dist:	STANDARD
BUILDING MARKET VALUE			311,484
TOTAL MARKET OB/XF VALUE			42,585
TOTAL LAND VALUE - MARKET			78,750
TOTAL MARKET VALUE			432,819
SOH/AGL Deduction			113,123
ASSESSED VALUE			319,696
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			268,974
TOTAL JUST VALUE			432,819
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			401,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V250005056	SID	20,000	05/12/2025
18008803	REPAIR/RRF	15,250	08/28/2018
B1632572	CARPORT	27,855	06/30/2016
R1615119	REPAIR/RRF	700	06/30/2016
E14745	ELEC OTHER	750	04/01/2005
B0412940	SWIM POOL	1,000	01/06/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/1774	9/18/2020	WD	Q	I	01	345,000
GRANTOR: CORBITT MICHAEL K JR						
GRANTEE: WILLIAMS MICHAEL P						
1876/0933	8/21/2013	WD	Q	I	01	175,000
GRANTOR: REARICK LISA A						
GRANTEE: CORBITT MICHAEL K J						

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	0812	CONCRETE C	0	100	0	1,306.00	SF	4.00	4.00	100	2003	2003	3	82	4,284	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
3	0940	SHEDS/PORT	0	100	16	192.00	SF	13.20	13.20	100	2007	2007	3	27	684	
4	0681	POLE SHED	0	100	48	1,248.00	SF	30.00	30.00	100	2016	2016	3	78	29,203	
5	1242	WD DECK A	0	100	0	380.00	SF	7.50	7.50	100	2019	2019	3	82	2,337	
6	1242	WD DECK A	0	100	0	470.00	SF	7.50	7.50	100	2020	2020	3	86	3,032	
TOTALS															42,585	

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	1.75	AC		1.00	1.00	1.00	45,000.00	45,000.00	78,750							