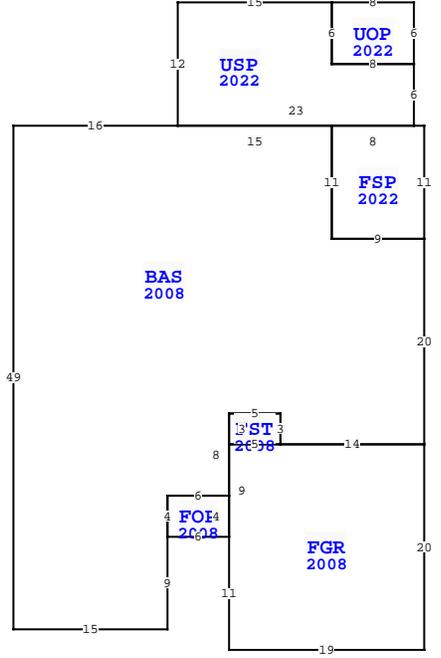


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,426	100	2008
FGR	380	55	2008
FOP	24	30	2008
FSP	99	40	2022
FST	15	55	2008
UOP	48	20	2022
USP	228	30	2022
TOTALS	2,220		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,768	114.9000	114.90	203,143	2008	2008	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1426 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			186,892
TOTAL MARKET OB/XF VALUE			8,472
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			250,364
SOH/AGL Deduction			1,602
ASSESSED VALUE			248,762
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			198,040
TOTAL JUST VALUE			250,364
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			242,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003651	ADDITION	8,622	03/07/2022
C21696	CO ISSUED	127,974	11/19/2008
E21227	ELEC OTHER	3,450	09/01/2008
M14094	MECH OTHER	0	08/01/2008
B21696	NEW CONSTR	127,974	07/01/2008
R11414	REPAIR/RRF	5,000	07/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2743/1393	9/30/2024	QC	U	I	11	100
GRANTOR: FUHR GEORGE E & SUSAN						
GRANTEE: FUHR GEORGE & SUSAN						
2441/0156	2/23/2021	WD	Q	I	02	220,000
GRANTOR: ANDERSON CASSANDRA A						
GRANTEE: FUHR GEORGE E & SUS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	814.00	SF	5.20	5.20	100	2008
2	0810	CONCRETE A	0	100	18	54.00	SF	6.50	6.50	100	2008
3	0462	ST/AL FNC	0	100	0	768.00	SF	10.00	10.00	100	2009
4	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2009

TOTAL OB/XF											
8,472											

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2022] W1 USP=[YR=2022] N6 UOP=[YR=2022] N6 W8 S6 E8\$ W8 N6 W15 S12 BAS=[YR=2008] W16 S49 E15 N9 FOP=[YR=2008] E6 FGR=[YR=2008] S11 E19 N20 W14 FST=[YR=2008] N3 W5S3 E5\$ W5 S9\$ N4 W6 S4\$ N4 E6 N8 E5 S3 E14 N20 W9 N11 W15\$ E23\$ W8 S11 E9 N11\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	UT	1.00