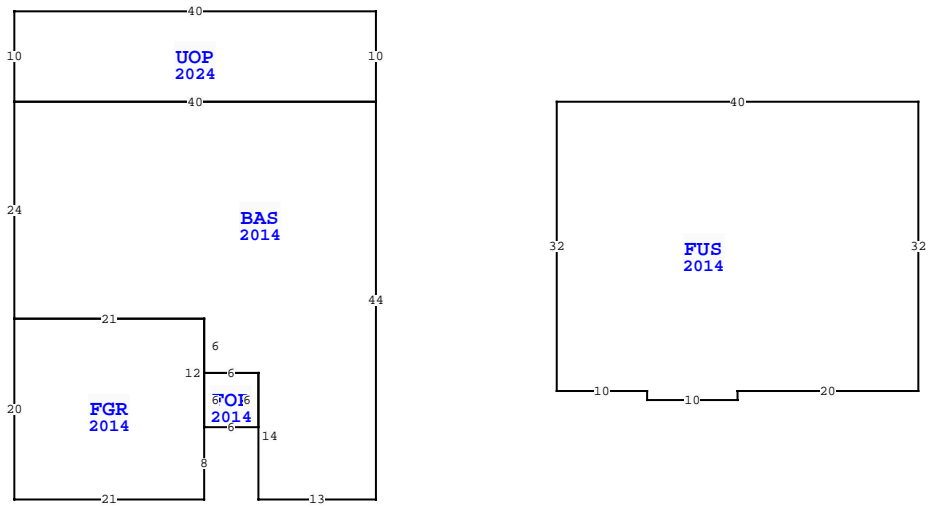


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	5005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,256	100	2014
FGR	420	55	2014
FOP	36	30	2014
FUS	1,290	100	2014
UOP	400	20	2024
TOTALS	3,402		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0	102.46	293,855	2014	2014	0	0	5.00	95.00
Heated Area: 2546 HX Base Yr											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		279,162	
TOTAL MARKET OB/XF VALUE		4,124	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		338,286	
SOH/AGL Deduction		9,730	
ASSESSED VALUE		328,556	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		328,556	
TOTAL JUST VALUE		338,286	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,776	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428776	CO ISSUED	0	08/28/2014
B1428776	NEW CONSTR	284,873	05/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2242/0047	12/05/2018	WD	Q	I	02	265,000
GRANTOR: LANE PHILLIP R						
GRANTEE: JOHONNOT FAMILY REV						
2135/1711	7/21/2017	WD	Q	I	01	244,000
GRANTOR: FRANCIS MATTHEW D & E						
GRANTEE: LANE PHILLIP R						

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	0810	CONCRETE A	0	0	675.00	SF	6.50	6.50	100	2014	2014	3	94	4,124	

BUILDING NOTES	

BUILDING DIMENSIONS	
FUS=[YR=2014;ORIG=20,0] E40 S32 W20 S1 W10 N1 W10 N32 \$	
BAS=[YR=2014;ORIG=0,0] W40 S24 E21 S6 E6 S14 E13 N44 \$	
FGR=[YR=2014;ORIG=-40,24] S20 E21 N8 N12 W21 \$	
FOP=[YR=2014;ORIG=-19,36] E6 N6 W6 S6 \$	
PTR=[ORIG=0,0] E20 W20 \$	
UOP=[YR=2024;ORIG=-40,-10] E40 S10 W40 N10 \$	

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							