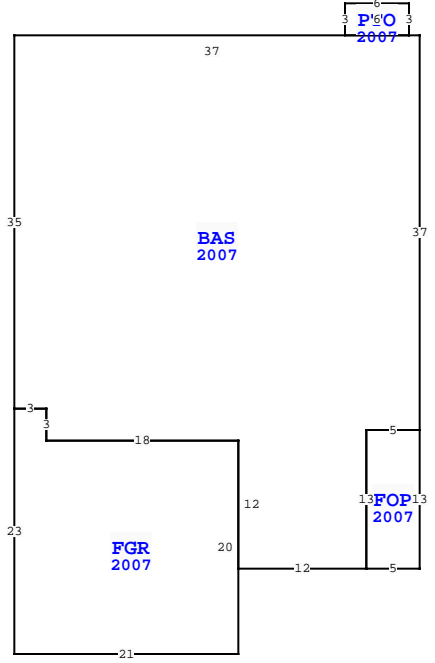




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	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	1,574	100	2007
FGR	429	55	2007
FOP	65	30	2007
PTO	18	5	2007
TOTALS	2,086		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,831	110.0000	110.00	201,410	2007	2007	0	0	8.50	91.50		
1 SINGLE FAM - 100% - 2022 Heated Area: 1574 HX Base Yr 2022													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	184,290		
TOTAL MARKET OB/XF VALUE	3,563		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	242,853		
SOH/AGL Deduction	32,679		
ASSESSED VALUE	210,174		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	159,452		
TOTAL JUST VALUE	242,853		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	234,663		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216191	OTHER	0	10/01/2012
E19952	ELEC OTHER	1,500	09/01/2007
M13272	MECH OTHER	0	09/01/2007
C20370	CO ISSUED	0	08/01/2007
R10624	REPAIR/RRF	2,000	08/01/2007
B20370	NEW CONSTR	168,000	08/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/1525	1/18/2019	WD Q	Q	I	01	213,500
GRANTOR: HANEY ROY C & JESSICA						
GRANTEE: FORTNER MICHAEL & T						
1902/0464	1/02/2014	QC U	I	I	11	88,700
GRANTOR: HANEY ROY C						
GRANTEE: HANEY ROY C & JESSI						

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	708.00	SF	5.20	5.20	100	2007	2007	3	87	3,203	
2	1076	TRELLIS A	0	100	0	100.00	SF	7.50	7.50	100	2008	2008	3	48	360	

BLD DATE		10/31/2007	JM	LGL DATE	
XF DATE				LAND DATE	
INC DATE				AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W1 PTO=[YR=2007] N3 W6 S3 E6\$ W37 S35	
FGR=[YR=2007] S23 E21 N20 W18 N3 W3\$ E3 S3 E18 S12 E12	
FOP=[YR=2007] E5 N13 W5 S13\$ N13 E5 N37\$.	

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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							