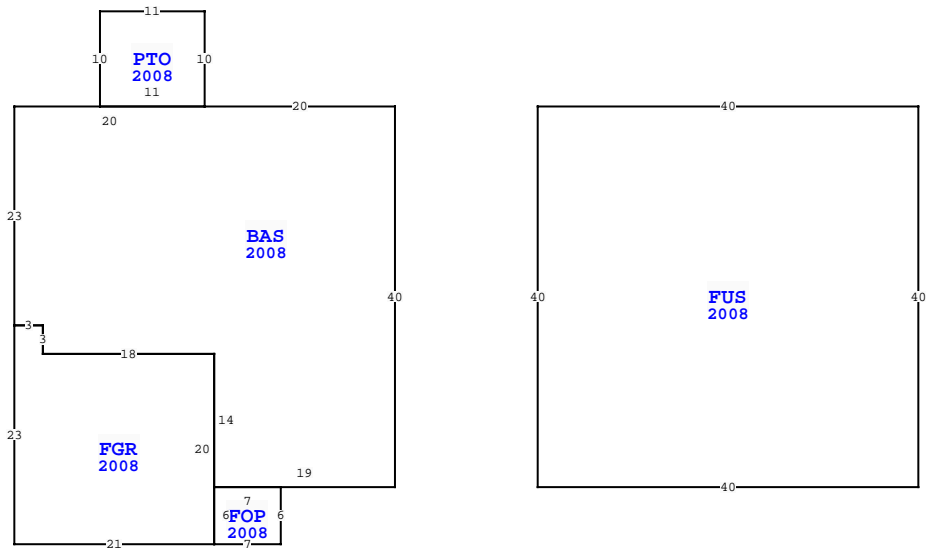


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,297	100	2008
FGR	429	55	2008
FOP	42	30	2008
FUS	1,600	100	2008
PTO	110	5	2008
TOTALS	3,478		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,152	97.5200	97.52	307,383	2008	2008	0	0	0	8.00	92.00
1 SINGLE FAM - 0% - 0 Heated Area: 2897 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	282,792		
TOTAL MARKET OB/XF VALUE	2,855		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	340,647		
SOH/AGL Deduction	0		
ASSESSED VALUE	340,647		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	340,647		
TOTAL JUST VALUE	340,647		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	327,989		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20993	ELEC OTHER	1,500	07/01/2008
M13957	MECH OTHER	0	07/01/2008
C21508	CO ISSUED	0	06/01/2008
R11319	REPAIR/RRF	2,000	06/01/2008
B21508	NEW CONSTR	222,156	06/01/2008
P13261	OTHER	0	06/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2335/1039	1/27/2020	WD	Q	I	01	248,000
GRANTOR: DUNCAN LESLIE CAROL						
GRANTEE: MORRIS RACHEL & MAT						
2123/1374	5/31/2017	WD	Q	I	01	232,000
GRANTOR: HASKEW VICKIE A						
GRANTEE: DUNCAN LESLIE CAROL						

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
1	0811	CONCRETE B	0	0	0	594.00	SF	5.20	5.20	100	2008	2008
2	0810	CONCRETE A	0	0	8	24.00	SF	6.50	6.50	100	2008	2008

BLD DATE	09/30/2008	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W20 PTO=[YR=2008] N10 W11 S10 E11\$ W20 S23 FGR=[YR=2008] S23 E21 FOP=[YR=2008] E7 N6 W7 S6\$ N20 W18 N3 W3\$ E3 S3 E18 S14 E19 N40\$ PTR=E15 FUS=[YR=2008] E40 S40 W40 N40\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF													2,855									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							