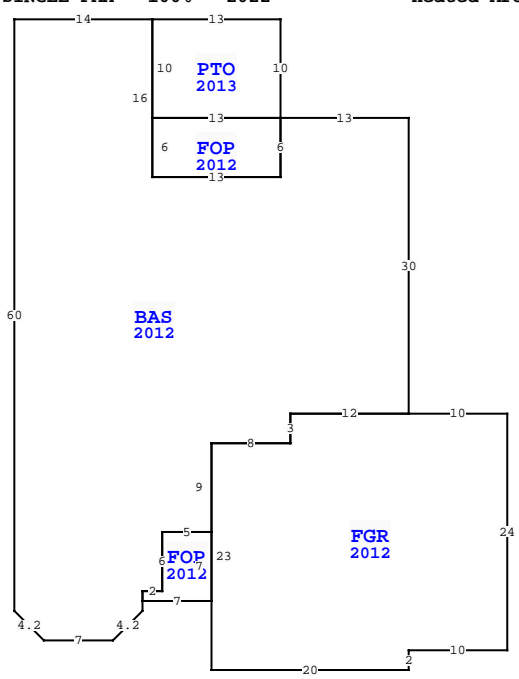




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating 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	1,672	100	2012
FGR	736	55	2012
FOP	37	30	2012
FOP	78	30	2012
PTO	130	5	2013
TOTALS	2,653		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,117	104.7620	104.76	221,777	2012	2012	0	0	5.65	94.35
1 SINGLE FAM - 100% - 2022											
Heated Area: 1672											
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		209,247	
TOTAL MARKET OB/XF VALUE		5,418	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		269,665	
SOH/AGL Deduction		37,545	
ASSESSED VALUE		232,120	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		181,398	
TOTAL JUST VALUE		269,665	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,311	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26022	CO ISSUED	0	08/22/2012
M17250	H/AC	0	06/01/2012
E25051	TEMP POLE	0	05/01/2012
P15901	NEW CONSTR	0	05/01/2012
B26022	NEW CONSTR	206,071	05/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2464/1494	5/25/2021	WD Q	Q	I	01	261,100
GRANTOR: GASSON TIMOTHY J & LO						
GRANTEE: BURGESS SHANNON L &						
2030/0220	2/17/2016	WD Q	Q	I	01	173,000
GRANTOR: MOORE LARRY D & LINDA						
GRANTEE: GASSON TIMOTHY J						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0		4.00	4.00	
2	0810	CONCRETE A	0	100	14	3		6.50	6.50	

TOTAL OB/XF										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
TOTALS										
5,418										

BUILDING NOTES									
BLD DATE 09/19/2012 KK LGL DATE									
XF DATE LAND DATE									
INC DATE AG DATE									

BUILDING DIMENSIONS									
FGR=[YR=2012] W10 BAS=[YR=2012] N30 W13 PTO=[YR=2013] N10 W13 S10 FOP=[YR=2012] S6 E13 N6 W13\$ E13\$S6 W13 N16 W14 S60 D3 R3 E7 U3 R3 N1 FOP=[YR=2012] E7 N7 W5 S6 W2 S1\$ N1 E2 N6 E5 N9 E8 N3 E12\$ W12 S3 W8 S23 E20 N2 E10 N24\$.									

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							