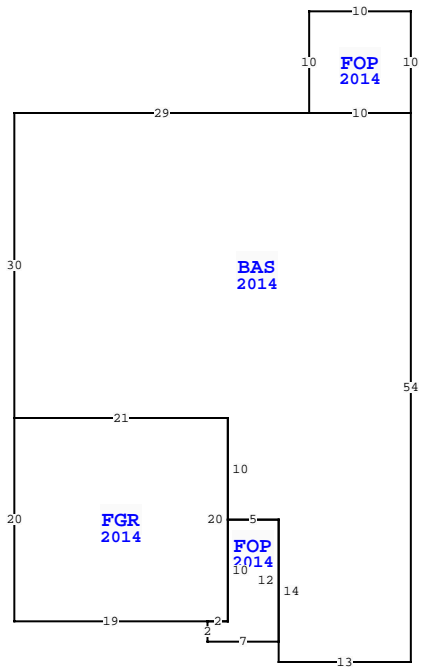




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	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	1,532	100	2014
FGR	420	55	2014
FOP	64	30	2014
FOP	100	30	2014
TOTALS	2,116		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,812	108.8000	108.80	197,146	2014	2014	0	0	4.60	95.40	
1 SINGLE FAM - 100% - 2020 Heated Area: 1532 HX Base Yr 2020												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			188,077
TOTAL MARKET OB/XF VALUE			10,495
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			253,572
SOH/AGL Deduction			71,889
ASSESSED VALUE			181,683
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			130,961
TOTAL JUST VALUE			253,572
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429218	CO ISSUED	0	12/12/2014
B1429218	NEW CONSTR	187,628	08/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2275/0447	5/16/2019	WD Q	Q	I	01	218,000
GRANTOR: SELL SAMUEL C						
GRANTEE: WILKINS PAUL & CHER						
2021/1601	12/28/2015	WD Q	Q	I	01	140,000
GRANTOR: FERRELL STEPHEN J						
GRANTEE: SELL SAMUEL C						

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	0		5.20	5.20	100	2014	2014	3	94	5,983	
2	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2019	2019	3	94	4,512	

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2014] W10 S10 BAS=[YR=2014] W29 S30 FGR=[YR=2014] S20 E19 FOP=[YR=2014] S2 E7 N12 W5 S10 W2\$ E2 N20 W21\$ E21 S10 E5 S14 E13 N54 W10\$ E10 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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								