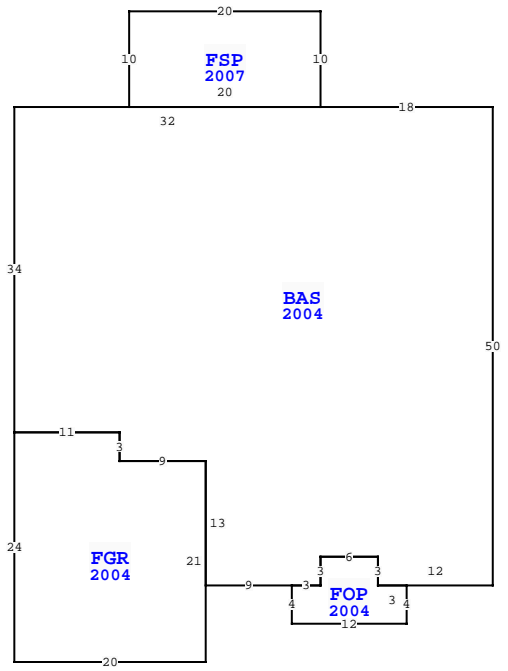


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,189	100	2004
FGR	453	55	2004
FOP	66	30	2004
FSP	200	40	2007
TOTALS	2,908		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,538	115.7184	152.75	387,680	2004	2004	0	0	10.00	90.00
1 SNGL FAM - 100% - 2024 Heated Area: 2189 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			368,371
TOTAL MARKET OB/XF VALUE			14,496
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			472,867
SOH/AGL Deduction			162,243
ASSESSED VALUE			310,624
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			259,902
TOTAL JUST VALUE			472,867
NCON VALUE			24,107
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			422,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003343	INSTALL 24X35 STE	53,919	03/22/2024
R2307384	ROOF	17,981	06/08/2023
R10542	REPAIR/RRF	2,000	07/01/2007
B0516812	ADDITION	8,500	09/01/2005
B0412429	NEW CONSTR	159,959	03/01/2004
WE300213	XFOB	0	10/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/1173	9/06/2023	WD Q	Q	I	01	449,900
GRANTOR: TURNER MICHELE T						
GRANTEE: DOBSON SHAWN A & TA						
1304/0032	3/23/2005	WD Q	Q	I		241,600
GRANTOR: CORNERSTONE HOMES LLC						
GRANTEE: TURNER ERIC & MICHE						

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	0812	CONCRETE C	0	100	0	2,035.00	SF	4.00	4.00	100	2004	2004	3	83	6,756		
2	0810	CONCRETE A	0	100	16	256.00	SF	6.50	6.50	100	2006	2006	3	86	1,431		
3	0810	CONCRETE A	0	100	49	147.00	SF	6.50	6.50	100	2004	2004	3	83	793		
4	0940	SHEDS/PORT	0	100	10	120.00	SF	30.00	30.00	100	2005	2005	3	22	792		
5	0851	PATIO STON	0	100	12	120.00	SF	0.75	0.75	100	2005	2005	3	84	76		
6	0810	CONCRETE A	0	100	0	715.00	SF	6.50	6.50	100	2025	2024		100	4,648		
TOTALS															2,908	2,538	348,912

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/19/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2004] W18 FSP=[YR=2007] N10 W20 S10 E20\$ W32 S34 FGR=[YR=2004] S24 E20 N21 W9 N3 W11\$ E11 S3 E9 S13 E9 FOP=[YR=2004] S4 E12 N4 W3 N3 W6 S3 W3\$ E3 N3 E6 S3 E12 N50\$	

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

