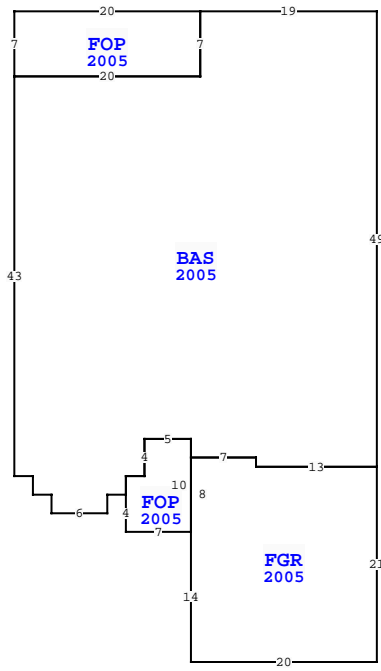




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	2005	1,795	229,376
FGR	427	55	2005	235	30,030
FOP	62	30	2005	19	2,428
FOP	140	30	2005	42	5,367
TOTALS	2,424			2,091	267,200

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,091	106.9719	141.20	295,249	2005	2005	0	0	9.50	90.50
1 SNGL FAM - 100% - 2021										Heated Area: 1795	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	267,200		
TOTAL MARKET OB/XF VALUE	2,817		
TOTAL LAND VALUE - MARKET	127,500		
TOTAL MARKET VALUE	397,517		
SOH/AGL Deduction	139,343		
ASSESSED VALUE	258,174		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	207,452		
TOTAL JUST VALUE	397,517		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	384,809		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000460	REPAIR/RRF	20,154	01/07/2022
M09355	MECH OTHER	0	02/01/2005
E14167	ELEC OTHER	2,000	02/01/2005
P08911	OTHER	0	02/01/2005
B13912	ELEC OTHER	2,000	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2345/0546	3/06/2020	WD Q	Q	I	01	270,000
GRANTOR: HARMON THOMAS & VIRGI						
GRANTEE: GILLIS JAMES H						
1343/0781	8/19/2005	WD Q	Q	I		241,200
GRANTOR: MORRISON HOMES INC						
GRANTEE: HARMON THOMAS & VIR						

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	0810	CONCRETE A	0	100	0	516.00	SF	6.50	6.50	100	2005	2005	3	84	2,817	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W19 FOP=[YR=2005] W20 S7 E20 N7\$ S7 W20 S43 E2 S2 E2 S2 E6 N2 E2 FOP=[YR=2005] S4 E7 FGR=[YR=2005] S14 E20 N21 W13 N1 W7 S8\$ N10 W5 S4 W2 S2\$ N2 E2 N4 E5 S2 E7 S1 E13 N49\$.	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							