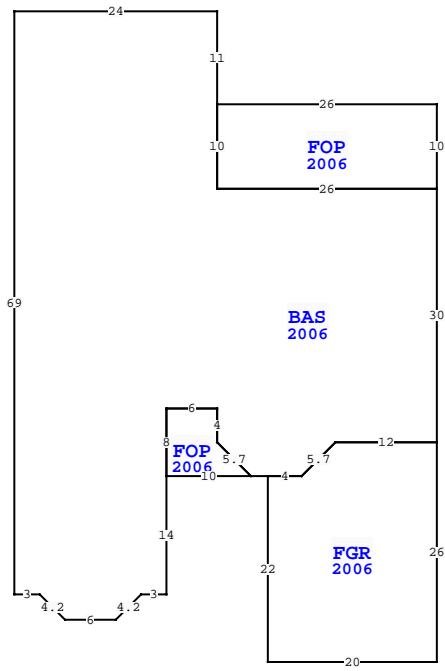


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	15	HARDTILE	60		
Interior Floor	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	4042.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,371	100	2006	2,371	320,087
FGR	496	55	2006	273	36,855
FOP	56	30	2006	17	2,295
FOP	260	30	2006	78	10,530
TOTALS	3,183			2,739	369,767

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,739	111.1680	146.74	401,921	2006	2008	0	0	8.00	92.00
1 SNGL FAM - 100% - 2023										Heated Area: 2371	HX Base Yr 2023



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			369,767
TOTAL MARKET OB/XF VALUE			10,662
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			500,429
SOH/AGL Deduction			25,028
ASSESSED VALUE			475,401
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			424,679
TOTAL JUST VALUE			500,429
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			462,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101743	REPAIR/RRF	0	02/01/2021
M11957	H/AC	0	08/01/2006
E17696	ELEC OTHER	2,000	07/01/2006
P11350	NEW CONSTR	0	07/01/2006
C17159	CO ISSUED	200,178	02/01/2006
R08947	REPAIR/RRF	5,000	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2531/1658	12/29/2021	WD	Q	I	01	501,000
GRANTOR: LANE DORIS						
GRANTEE: FITZGERALD MARK MIC						
1462/1579	12/04/2006	WD	Q	I		415,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: LANE KEN & DORIS						

EXTRA FEATURES															BLD DATE		LGL DATE																
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	INC DATE	LAND DATE	AG DATE													
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115																	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	2006	2006	3	86	604																	
3	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50	6.50	100	2006	2006	3	86	3,756																	
4	0462	ST/AL FNC	0	100	115	0	460.00	SF	10.00	10.00	100	2012	2012	3	64	2,944																	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243																	
TOTALS															10,662																		

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.60	200,000.00	120,000.00	120,000							