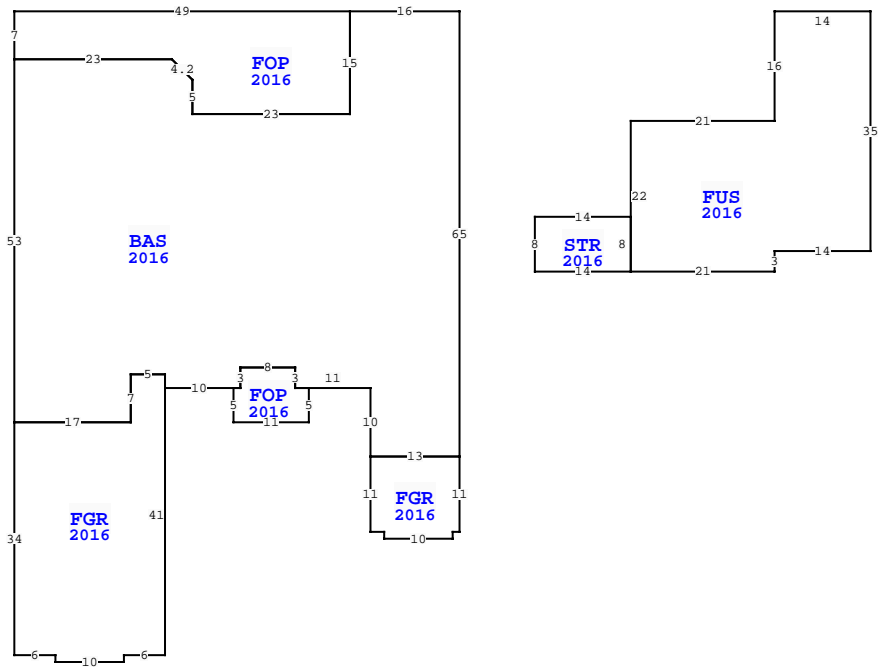


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAS	3,225	100
FGR	153	55
FGR	793	55
FOP	79	30
FOP	532	30
FUS	952	100
STR	112	10
TOTALS	5,846	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2022								
Heated Area: 4177						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			912,433
TOTAL MARKET OB/XF VALUE			23,849
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			1,136,282
SOH/AGL Deduction			626,053
ASSESSED VALUE			510,229
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			459,507
TOTAL JUST VALUE			1,136,282
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,059,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631870	CO ISSUED	0	07/12/2016
B1631870	NEW CONSTR	0	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/1461	3/29/2021	WD Q	Q	I	02	725,000
GRANTOR: EVANS TIFFANY NICOLE						
GRANTEE: BRIDWELL MARK & SUS						
2061/1934	7/28/2016	WD Q	Q	I	01	681,400
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: EVANS TIFFANY NICOL						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0855	CONC PAVER	0	100	0	1,532.00	SF	10.00	10.00	100	2016	2016	3	95	14,554	
3	0855	CONC PAVER	0	100	0	621.00	SF	10.00	10.00	100	2016	2016	3	95	5,900	

BUILDING NOTES			
BLD DATE			
LGL DATE			
XF DATE			
LAND DATE			
INC DATE			
AG DATE			
05/08/2025 MLU			

BUILDING DIMENSIONS														
BAS=[YR=2016] W16 FOP=[YR=2016] W49 S7 E23 D3 R3 S5 E23 N15\$ S15 W23 N5 U3 L3 W23 S53 FGR=[YR=2016] S34 E6 S1 E10 N1 E6 N41 W5 S7 W17\$ E17 N7 E5 S2 E10 FOP=[YR=2016] S5 E11 N5 W2 N3 W8 S3 W1\$ E1 N3 E8 S3 E11 S10 FGR=[YR=2016] S11 E2 S1 E10 N1 E1 N11 W13\$ E13 N65\$ PTR= E60 FUS=[YR=2016] S35 W14 S3 W21 STR=[YR=2016] W14 N8 E14 S8\$ N22 E21 N16 E14\$ W60\$.														

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	200,000.00	200,000.00	200,000							