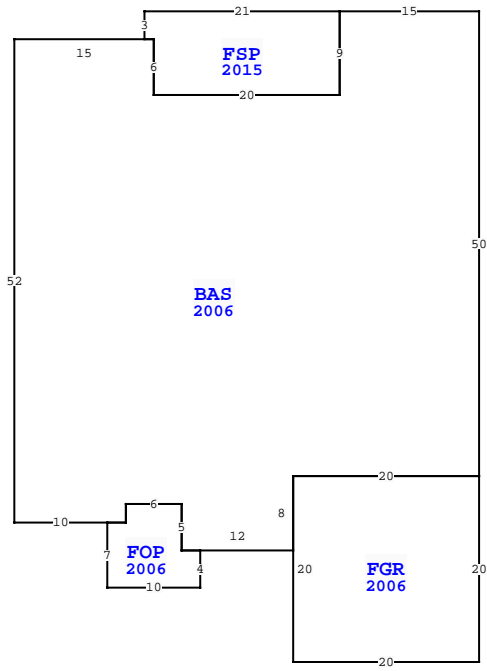




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,449	100	2006
FGR	400	55	2006
FOP	76	30	2006
FSP	183	40	2015
TOTALS	3,108		
		2,765	371,133

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,765	111.7440	147.50	407,838	2006	2006	0	0	0	9.00	91.00
1 SNGL FAM - 100% - 2019 Heated Area: 2449 HX Base Yr 2019												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			371,133
TOTAL MARKET OB/XF VALUE			47,639
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			503,772
SOH/AGL Deduction			178,976
ASSESSED VALUE			324,796
TOTAL EXEMPTION VALUE	HX HB VX	55,722	
BASE TAXABLE VALUE			269,074
TOTAL JUST VALUE			503,772
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			477,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531088	SWIM POOL	32,000	09/01/2015
C0617146	CO ISSUED	0	01/01/2006
B0617146	NEW CONSTR	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/0046	9/29/2017	WD Q	Q	I	01	310,000
GRANTOR: BURRELL MATHEW & JESS						
GRANTEE: COYLE NATHAN M & HE						
1890/1836	11/26/2013	WD Q	Q	I	02	260,000
GRANTOR: HAMILTON EUGENE B & R						
GRANTEE: BURRELL MATHEW & JE						

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	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	100	29	3	SF	6.50	6.50	100	2006	2006	3	86	486	
3	0810	CONCRETE A	0	100	35	16	SF	6.50	6.50	100	2006	2006	3	86	3,130	
4	0476	VF 6 SBPL	0	100	0	0	LF	32.00	32.00	100	2006	2006	3	66	5,766	
5	0861	POOL GUNIT	0	100	0	0	SF	85.00	85.00	100	2015	2015	3	75	28,560	
6	0871	POOL HTR R	0	100	0	0	UT	2,000.00	2,000.00	100	2015	2015	3	65	1,300	
7	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2015	2015	3	95	5,282	
TOTALS													47,639			

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	85,000.00	85,000.00	85,000							