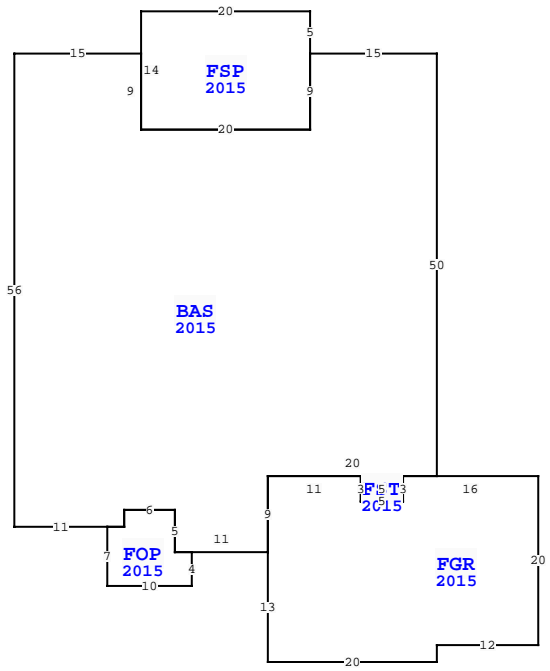




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,521	100	2015
FGR	665	55	2015
FOP	76	30	2015
FSP	280	40	2015
FST	15	55	2015
TOTALS	3,557		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,030	105.0640	138.68	420,200	2015	2015	0	0	4.50	95.50
1 SNGL FAM - 100% - 2024 Heated Area: 2521 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			401,291
TOTAL MARKET OB/XF VALUE			11,752
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			498,043
SOH/AGL Deduction			193,604
ASSESSED VALUE			304,439
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			253,717
TOTAL JUST VALUE			498,043
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			468,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429603	CO ISSUED	0	04/16/2015
B1429603	NEW CONSTR	316,389	11/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1307	2/20/2024	WD	U	I	11	100

GRANTOR: LAXSON VICTOR V & HAZ						
GRANTEE: LAXSON LIVING TRUST						
2659/1799	8/08/2023	WD	Q	I	01	525,000
GRANTOR: BUSSIE CHRISTOPHER						
GRANTEE: LAXSON VICTOR V & H						

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2015] W15 FSP=[YR=2015] N5 W20 S14 E20 N9\$ S9 W20 N9 W15 S56 E11 FOP=[YR=2015] S7 E10 N4 W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2015] S13 E20 N2 E12 N20 W16 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 N50\$.	

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
2	0810	CONCRETE A	0	100	28	3	SF	6.50	6.50	100	2015	2015	3	95	519	
3	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2015	2015	3	95	3,957	
4	0476	VF 6 SBPL	0	100	0	0	LF	32.00	32.00	100	2015	2015	3	87	5,095	
5	0470	VNYL GATE	0	100	0	0	UT	300.00	300.00	100	2015	2015	3	87	261	

LAND DESCRIPTION																								
TOTAL OB/XF 11,752																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							