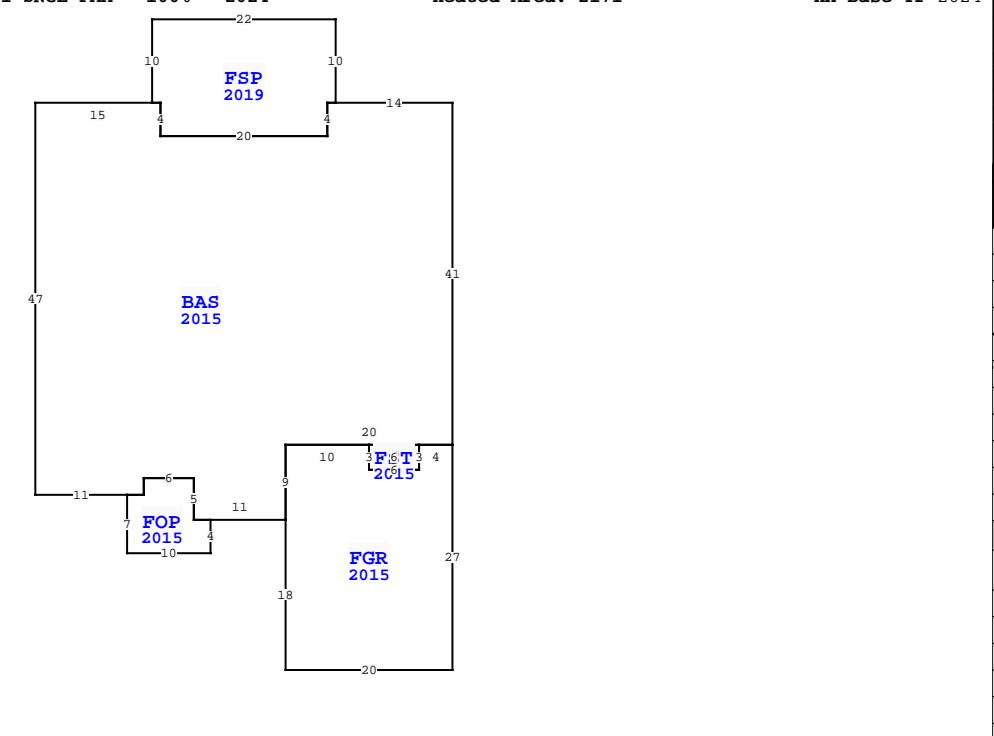




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,611	107.7120	142.18	371,232	2015	2015	0	0	4.50	95.50		



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,171	100	2015	2,171	294,783
FGR	522	55	2015	287	38,970
FOP	76	30	2015	23	3,123
FSP	300	40	2019	120	16,294
FST	18	55	2015	10	1,358
TOTALS	3,087			2,611	354,527

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		354,527	
TOTAL MARKET OB/XF VALUE		7,346	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		446,873	
SOH/AGL Deduction		14,823	
ASSESSED VALUE		432,050	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		381,328	
TOTAL JUST VALUE		446,873	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,874	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530330	CO ISSUED	0	10/05/2015
B1530330	NEW CONSTR	275,858	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/1510	3/10/2023	WD Q	Q	I	01	440,000
GRANTOR: MOORE JARROD E & CASS						
GRANTEE: SLAMAN DANIEL A & L						
2370/1254	6/22/2020	WD Q	Q	I	01	291,500
GRANTOR: STRANGE CARL J & EMMA						
GRANTEE: MOORE JARROD E & CA						

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	0811	CONCRETE B	0	100	0	560.00	UT	5.20	5.20	100	2015	2015	3	95	2,766	
2	0810	CONCRETE A	0	100	33	99.00	SF	6.50	6.50	100	2015	2015	3	95	611	
3	0476	VF 6 SBPL	0	100	0	130.00	LF	32.00	32.00	100	2016	2016	3	89	3,702	
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W14 FSP=[YR=2019] N10 W22 S10 E1 S4 E20 N4 E1\$ W1 S4 W20 N4 W15 S47 E11 FOP=[YR=2015] S7 E10 N4 W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2015] S18 E20 N27 W4 FST=[YR=2015] W6 S3 E6 N3\$ S3 W6 N3 W10 S9\$ N9 E20 N41\$.	

LAND DESCRIPTION																								
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							