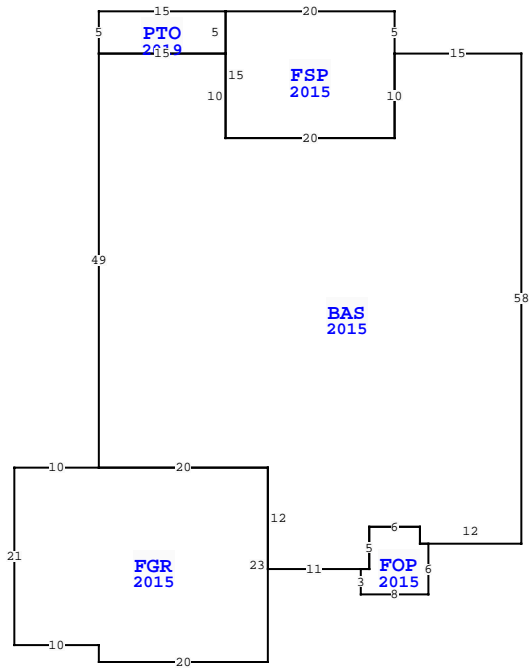


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	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	2,544	100	2015
FGR	670	55	2015
FOP	57	30	2015
FSP	300	40	2015
PTO	75	5	2019
TOTALS	3,646		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,053	106.2600	140.26	428,214	2015	2015	0	0	4.50	95.50
1 SNGL FAM - 100% - 2018 Heated Area: 2544 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			408,944
TOTAL MARKET OB/XF VALUE			8,172
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			502,116
SOH/AGL Deduction			226,467
ASSESSED VALUE			275,649
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			224,927
TOTAL JUST VALUE			502,116
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			472,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429411	CO ISSUED	0	03/18/2015
B1429411	NEW CONSTR	314,913	10/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2127/0570	6/07/2017	WD Q	Q	I	02	327,500
GRANTOR: WOODALL TRACY H & JAS						
GRANTEE: DAVOL RUPERT D & SA						
1977/0099	4/16/2015	WD Q	Q	I	01	307,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WOODALL TRACY H & J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2015
2	0811	CONCRETE B	0	100	0	974.00	SF	5.20	5.20	100	2015

TOTAL OB/XF											
8,172											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00

BUILDING NOTES	
BLD DATE	
LGL DATE	
LAND DATE	
AG DATE	
04/23/2025 MLU	

BUILDING DIMENSIONS	
BAS=[YR=2015] W15 FSP=[YR=2015] N5 W20 PTO=[YR=2019] W15 S5 E15 N5\$ S15 E20 N10 \$ S10 W20 N10 W15 S49 FGR=[YR=2015] W10 S21 E10 S2 E20 N23 W20 \$ E20 S12 E11 FOP=[YR=2015] S3 E8 N6 W1 N2 W6 S5 W1 \$ E1 N5 E6 S2 E12 N58 \$.	

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	1.00	85,000.00	85,000.00	85,000							