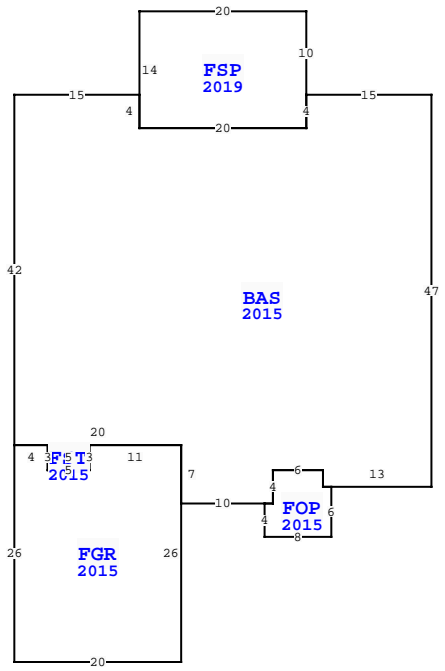


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	60		
Interior Floo	11	CLAY TILE	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2015	2,180	296,004
FGR	505	55	2015	278	37,747
FOP	58	30	2015	17	2,308
FSP	280	40	2019	112	15,207
FST	15	55	2015	8	1,086
TOTALS	3,038			2,595	352,354

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,595	107.7120	142.18	368,957	2015	2015	0	0	4.50	95.50
1 SNGL FAM - 0% - 0 Heated Area: 2180 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			352,354
TOTAL MARKET OB/XF VALUE			3,392
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			440,746
SOH/AGL Deduction			22,952
ASSESSED VALUE			417,794
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			417,794
TOTAL JUST VALUE			440,746
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			413,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530911	CO ISSUED	0	02/05/2016
B1530911	NEW CONSTR	275,858	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/1145	4/27/2021	WD Q	Q	I	01	357,000
GRANTOR: HORTON LESLEY D & PRI						
GRANTEE: PITTS JOHN LEE IV &						
2383/1776	8/07/2020	QC U	I	11		100
GRANTOR: HORTON WANDA J						
GRANTEE: HORTON LESLEY D						

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	0	0	563.00	SF	5.20	5.20	100	2015	2015	3	95	2,781	
2	0810	CONCRETE A	0	0	0	99.00	SF	6.50	6.50	100	2015	2015	3	95	611	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015] W15 FSP=[YR=2019] N10 W20 S14 E20 N4\$ S4 W20 N4 W15 S42 FGR=[YR=2015] S26 E20 N26 W11 FST=[YR=2015] S3 W5 N3 E5\$ S3 W5 N3 W4\$ E20 S7 E10 FOP=[YR=2015] S4 E8 N6 W1 N2 W6 S4 W1\$ E1 N4 E6 S2 E13 N47\$.	

LAND DESCRIPTION																								
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							