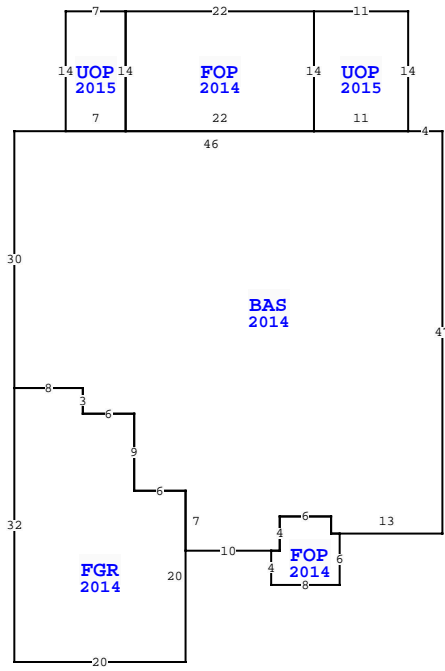




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	2,110	100	2014
FGR	550	55	2014
FOP	58	30	2014
FOP	308	30	2014
UOP	98	20	2015
UOP	154	20	2015
TOTALS	3,278		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2025								
Heated Area: 2110						HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			347,403
TOTAL MARKET OB/XF VALUE			38,164
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			470,567
SOH/AGL Deduction			147,382
ASSESSED VALUE			323,185
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			267,463
TOTAL JUST VALUE			470,567
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			445,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530480	SCRNRM	45,832	05/01/2015
B1530190	SWIM POOL	36,365	03/01/2015
B1428683	CO ISSUED	0	11/17/2014
B1428683	NEW CONSTR	261,302	04/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2749/1213	11/04/2024	WD Q	Q	I	02	575,000
GRANTOR: DICKENS JOSHUA & MELA						
GRANTEE: WITHERS JOSEPH JR &						
2363/1618	5/22/2020	WD Q	Q	I	01	351,000
GRANTOR: QUINN LAWRENCE F & GE						
GRANTEE: DICKENS JOSHUA & ME						

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	2014	2014	3	96	3,360	
2	0811	CONCRETE B	0	100	0	641.00	SF	5.20	5.20	100	2014	2014	3	94	3,133	
3	0861	POOL GUNIT	0	100	0	264.00	SF	85.00	85.00	100	2015	2015	3	75	16,830	
4	0855	CONC PAVER	0	100	0	627.00	SF	10.00	10.00	100	2015	2015	3	95	5,957	
5	0911	SCRN RM A	0	100	0	781.00	SF	17.50	17.50	100	2015	2015	3	65	8,884	
TOTALS															38,164	

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	DPTH 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							