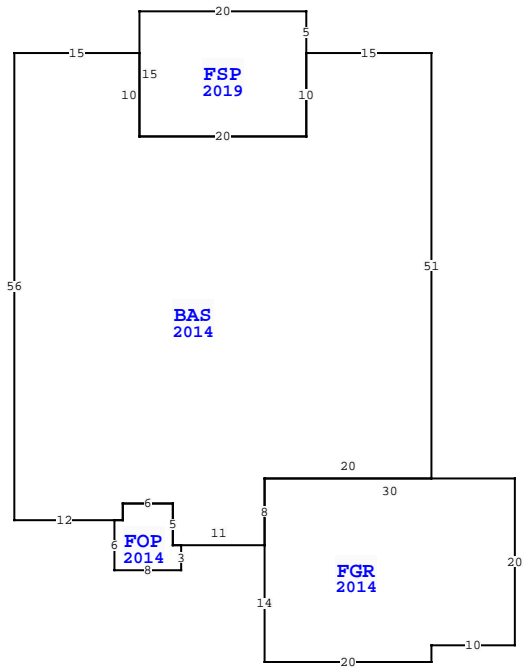




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		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	2,521	100	2014	2,521	319,630
FGR	640	55	2014	352	44,629
FOP	57	30	2014	17	2,156
FSP	300	40	2019	120	15,214
TOTALS	3,518			3,010	381,629

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,010	101.1080	133.46	401,715	2014	2014	0	0	5.00	95.00
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			381,629
TOTAL MARKET OB/XF VALUE			13,377
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			480,006
SOH/AGL Deduction			15,007
ASSESSED VALUE			464,999
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			414,277
TOTAL JUST VALUE			480,006
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			451,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428653	CO ISSUED	0	10/24/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/601	4/28/2023	WD Q	Q	I	01	568,000
GRANTOR: HARRIS MICHAEL J JR &						
GRANTEE: DROZDA SANDRA CHALM						
2481/0287	7/16/2021	WD Q	Q	I	01	425,000
GRANTOR: SWENGGROSS EDDIE J & K						
GRANTEE: HARRIS MICHAEL J JR						

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	974.00	SF	5.20	5.20	100	2014	2014	3	94	4,761	
3	0462	ST/AL FNC	0	100	140	560.00	SF	10.00	10.00	100	2018	2018	3	84	4,704	
4	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2014] W15 FSP=[YR=2019] N5 W20 S15 E20 N10 S\$10 W20 N10 W15 S56 E12 FOP=[YR=2014] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E11 FGR=[YR=2014] S14 E20 N2 E10 N20 W30 S8 \$ N8 E20 N51 \$.	

LAND DESCRIPTION																								
TOTAL OB/XF 13,377																								
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							