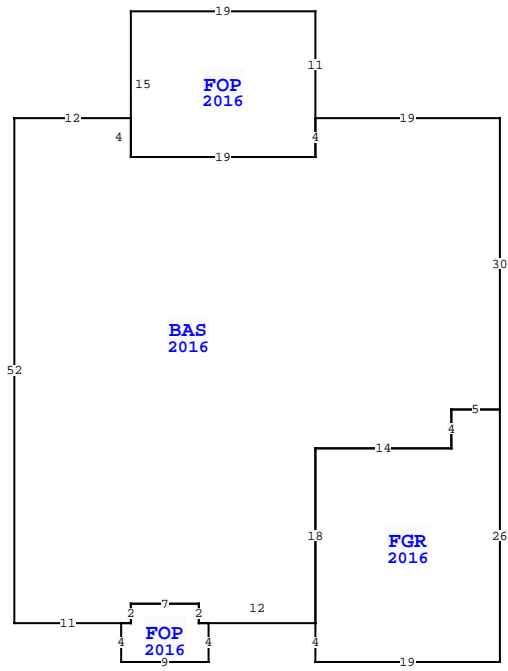




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,148	100	2016	2,148	296,589
FGR	438	55	2016	241	33,276
FOP	50	30	2016	15	2,071
FOP	285	30	2016	86	11,874
TOTALS	2,921			2,490	343,812

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%	- 2023								
Heated Area: 2148						HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			343,812
TOTAL MARKET OB/XF VALUE			7,861
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			436,673
SOH/AGL Deduction			27,811
ASSESSED VALUE			408,862
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			358,140
TOTAL JUST VALUE			436,673
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			410,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632738	CO ISSUED	0	12/05/2016
B1632738	NEW CONSTR	268,243	07/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/0937	1/18/2022	WD	Q	I	01	445,000
GRANTOR: HARGIS SUSAN O						
GRANTEE: MARBES CHARLES JOSE						
2422/1946	12/21/2020	QC	U	I	11	100
GRANTOR: OZMENT FREDERICK M JR						
GRANTEE: OZMENT FREDERICK M						

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	0810	CONCRETE A	0	100	0	458.00	SF	6.50	6.50	100	2016	2016	3	95	2,828	
2	0810	CONCRETE A	0	100	0	63.00	SF	6.50	6.50	100	2016	2016	3	95	389	
3	0462	ST/AL FNC	0	100	130	520.00	SF	10.00	10.00	100	2018	2018	3	84	4,368	
4	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
TOTAL OB/XF															7,861	

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

BUILDING NOTES	
BAS=[YR=2016] W19 FOP=[YR=2016] N11 W19 S15 E19 N4\$ S4 W19 N4 W12 S52 E11 FOP=[YR=2016] S4 E9 N4 W1 N2 W7 S2 W1\$ E1 N2 E7 S2 E12 FGR=[YR=2016] S4 E19 N26 W5 S4 W14 S18\$ N18 E14 N4 E5 N30\$.	

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	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							