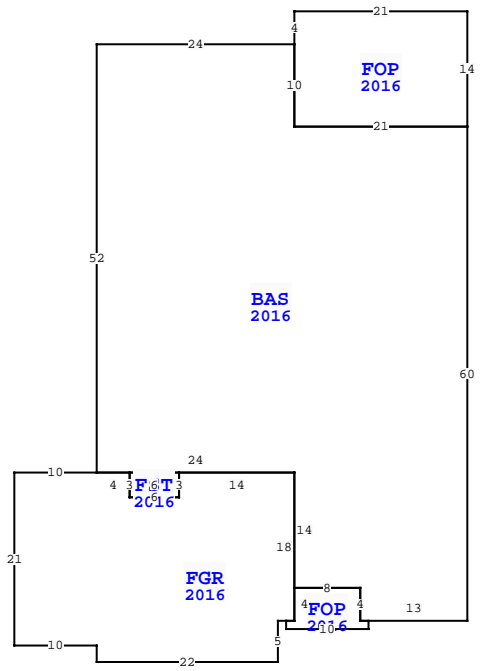


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	2,476	100	2016
FGR	734	55	2016
FOP	42	30	2016
FOP	294	30	2016
FST	18	55	2016
TOTALS	3,564		
			2,991
			403,311

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,991	106.4080	140.46	420,116	2016	2016	0	0	4.00	96.00
1 SNGL FAM - 100% - 2022 Heated Area: 2476 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			403,311
TOTAL MARKET OB/XF VALUE			4,862
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			493,173
SOH/AGL Deduction			114,750
ASSESSED VALUE			378,423
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			327,701
TOTAL JUST VALUE			493,173
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			463,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632124	NEW CONSTR	321,363	04/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2489/1027	8/16/2021	WD Q	Q	I	02	450,000
GRANTOR: HOLTON BOBBY L JR & S						
GRANTEE: HORTON RUDY H JR &						
2403/1623	10/26/2020	WD Q	Q	I	01	375,000
GRANTOR: JOHNSON NATHANIEL S &						
GRANTEE: HOLTON BOBBY L 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	0811	CONCRETE B	0	100	0	928.00	SF	5.20	5.20	100	2016	2016	3	95	4,584	
2	0810	CONCRETE A	0	100	0	45.00	SF	6.50	6.50	100	2016	2016	3	95	278	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2016] W21 S4 BAS=[YR=2016] W24 S52 FGR=[YR=2016] W10 S21 E10 S2 E22 N5 E1 FOP=[YR=2016] S1 E10 N1 W1 N4 W8 S4 W1\$ E1 N18 W14 FST=[YR=2016] W6 S3 E6 N3\$ S3 W6 N3 W4\$ E24 S14 E8 S4 E13 N60 W21 N10\$ S10 E21 N14\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							