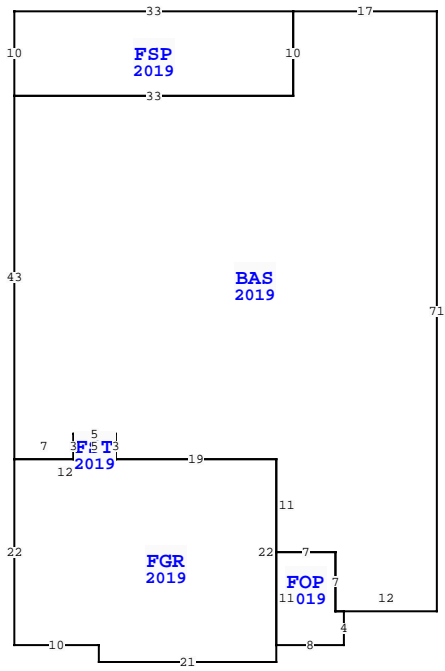


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	60		
Interior Floo	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	4 100				
Bathrooms	3 100				
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	2,598	100	2019	2,598	365,443
FGR	724	55	2019	398	55,984
FOP	81	30	2019	24	3,375
FSP	330	40	2019	132	18,568
FST	15	55	2019	8	1,125
TOTALS	3,748			3,160	444,496

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,160	109.2960	144.27	455,893	2019	2019	0	0	2.50	97.50
1 SNGL FAM - 100% - 2023 Heated Area: 2598 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			444,496
TOTAL MARKET OB/XF VALUE			4,490
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			533,986
SOH/AGL Deduction			32,067
ASSESSED VALUE			501,919
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			451,197
TOTAL JUST VALUE			533,986
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			502,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807972	CO ISSUED	0	03/15/2019
B1807972	NEW CONSTR	356,666	08/06/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2569/1198	6/10/2022	WD Q	Q	I	01	550,000
GRANTOR: GOODWIN RICHARD C & S						
GRANTEE: GILLESPIE LUCILLE A						
2274/1309	5/15/2019	WD Q	Q	I	01	336,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GOODWIN RICHARD C &						

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	849.00	SF	5.20	5.20	100	2019	2019	3	97	4,282	
2	0810	CONCRETE A	0	100	0	33.00	SF	6.50	6.50	100	2019	2019	3	97	208	

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

BUILDING NOTES	
BAS=[YR=2019] W17 FSP=[YR=2019] W33 S10 E33 N10\$ S10 W33 S43	
FGR=[YR=2019] S22 E10 S2 E21 N2 FOP=[YR=2019] E8 N4 W1 N7	
W7 S11\$ N22 W19 FST=[YR=2019] N3 W5 S3 E5\$ W12\$ E7 N3 E5 S3	
E19 S11 E7 S7 E12 N71 \$.	

LAND DESCRIPTION																								
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							