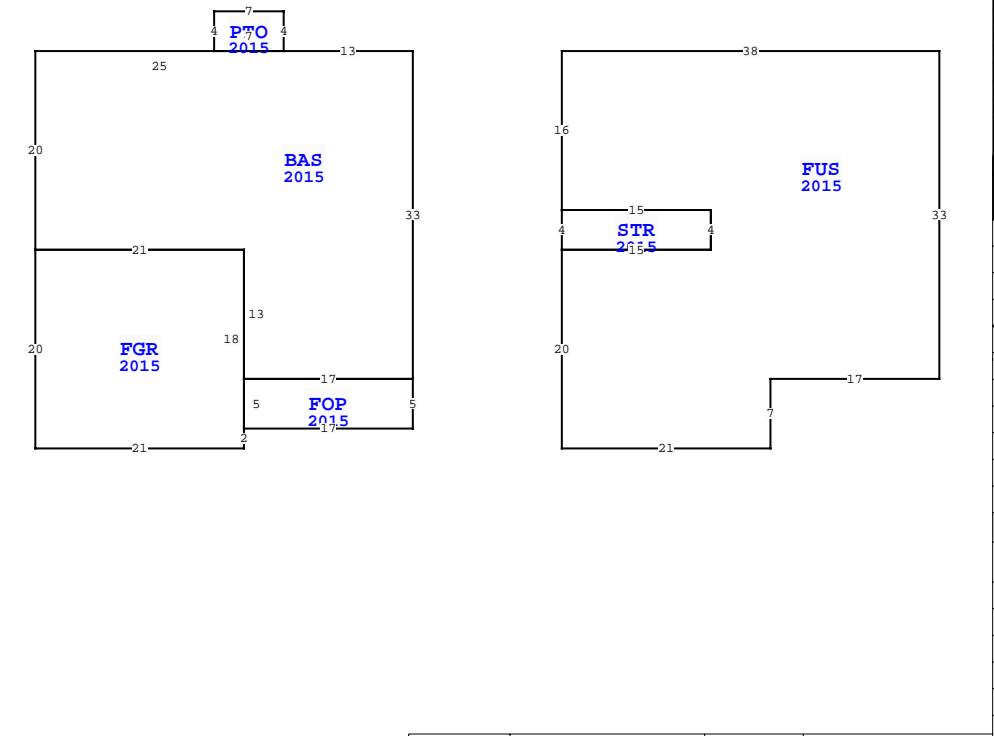


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	10 ABOVE AVG 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	08 SHT VINYL 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,586	101.6640	101.66	262,893	2015	2015	0	0	0	4.00	96.00		



Quality					
DOR CODE	03 Quality Level 03				
MAP NUM	0100 SINGLE FAMILY				
NEIGHBORHOOD/LOC	4144.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	981	100	2015	981	95,739
FGR	420	55	2015	231	22,544
FOP	85	30	2015	26	2,537
FUS	1,341	100	2015	1,341	130,873
PTO	28	5	2015	1	98
STR	60	10	2015	6	586
TOTALS	2,915			2,586	252,377

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			252,377
TOTAL MARKET OB/XF VALUE			9,250
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			346,627
SOH/AGL Deduction			0
ASSESSED VALUE			346,627
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			295,905
TOTAL JUST VALUE			346,627
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1530820	CO ISSUED	0	11/16/2015
B1530820	NEW CONSTR	279,387	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/676	4/25/2024	QC	U	I	11	100

GRANTOR: MATRICIA ELIZABETH R
GRANTEE: MATRICIA ELIZABETH
2537/0548 2/08/2022 WD Q I 01 349,000
GRANTOR: COOK THOMAS JAMES &
GRANTEE: MATRICIA ELIZABETH

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	0	558.00	SF	5.20	5.20	100	2015	2015	3	95	2,757	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2015	2015	3	95	167	
3	1242	WD DECK A	0	100	16	16	256.00	SF	6.00	6.00	100	2016	2016	3	70	1,075	
4	0476	VF 6 SBPL	0	100	0	0	175.00	LF	32.00	32.00	100	2016	2016	3	89	4,984	
5	0470	VNVL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

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

BUILDING DIMENSIONS
BAS=[YR=2015] W13 PTO=[YR=2015] N4 W7 S4 E7\$ W25 S20
FGR=[YR=2015] S20 E21 N2 FOP=[YR=2015] E17 N5 W17 S5\$ N18 W21
\$ E21 S13 E17 N33\$ PTR=E15 FUS=[YR=2015] E38 S33 W17 S7 W21
N20 STR=[YR=2015] N4 E15 S4 W15\$ E15 N4 W15 N16 \$ W15\$.

LAND DESCRIPTION																								
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	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							