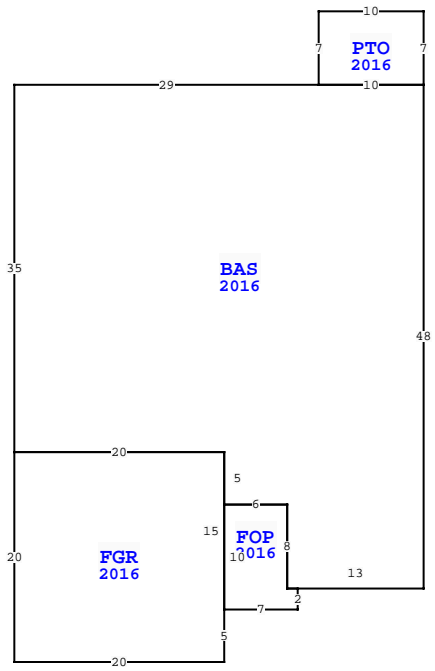




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	10		ABOVE AVG 100		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floo	14		CARPET 70		
Interior Floo	08		SHT VINYL 30		
Air Condition	03		CENTRAL 100		
Heating Type	04		AIR DUCTED 100		
Bedrooms			3 100		
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			4144.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	2016	1,564	166,019
FGR	400	55	2016	220	23,353
FOP	62	30	2016	19	2,017
PTO	70	5	2016	4	425
TOTALS	2,096			1,807	191,813

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
SINGLE FAM - 100% - 2024			Heated Area: 1564			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			191,813
TOTAL MARKET OB/XF VALUE			6,607
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			283,420
SOH/AGL Deduction			68,147
ASSESSED VALUE			215,273
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			164,551
TOTAL JUST VALUE			283,420
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632367	CO ISSUED	0	12/28/2016
B1632367	NEW CONSTR	196,685	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/145	10/26/2023	WD	Q	I	01	327,000
GRANTOR: KNOTT BRENT D &						
GRANTEE: HUBERTY MARY ANNE &						
2092/1031	12/30/2016	SW	Q	I	01	170,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: KNOTT BRENT D & ALE						

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	549.00	SF	5.20	5.20	100	2016	2016	3	95	2,712	
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	100	2016	2016	3	95	259	
3	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2018	2018	3	84	3,360	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
TOTALS															6,607		

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

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2016] W10 S7 BAS=[YR=2016] W29 S35 FGR=[YR=2016] S20 E20 N5 FOP=[YR=2016] E7 N2 W1 N8 W6 S10\$ N15 W20\$ E20 S5 E6 S8 E13 N48 W10\$ E10 N7\$.	

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	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							