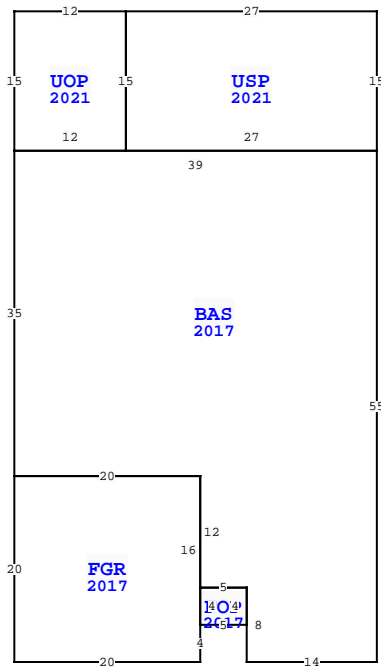




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	90
Interior Floor	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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		4144.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,705	100	2017
FGR	400	55	2017
FOP	20	30	2017
UOP	180	20	2021
USP	405	30	2021
TOTALS	2,710		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,089	109.5640	109.56	228,871		2017		0	3.00	97.00
1 SINGLE FAM - 100% - 2021											
					Heated Area: 1705			HX Base Yr 2021			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			222,005
TOTAL MARKET OB/XF VALUE			7,979
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			314,984
SOH/AGL Deduction			93,283
ASSESSED VALUE			221,701
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			165,979
TOTAL JUST VALUE			314,984
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006655	SCRN ENCLSR	15,214	10/01/2020
17004030	CO ISSUED	0	05/08/2017
1700625	NEW CONSTR	211,833	01/30/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2348/1451	3/20/2020	WD	Q	I	01	219,000
GRANTOR: JOHNSON SKYE E						
GRANTEE: PARSONS HARRY J III						
2133/1143	7/13/2017	SW	Q	I	01	184,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: JOHNSON SKYE E						

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	610.00	SF	5.20	5.20	100	2017	2017	3	96	3,045	
2	0476	VF 6 SBPL	0	100	0	90.00	LF	32.00	32.00	100	2018	2018	3	92	2,650	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
4	0810	CONCRETE A	0	100	78	312.00	SF	6.50	6.50	100	2021	2021	3	99	2,008	
TOTALS															7,979	

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							