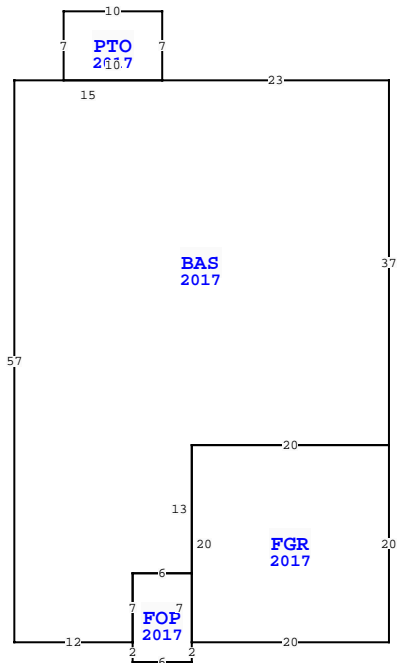




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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		4144.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,724	100
FGR	400	55
FOP	54	30
PTO	70	5
TOTALS	2,248	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												
1 SINGLE FAM - 100% - 2025			Heated Area: 1724			HX Base Yr 2025						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			203,500
TOTAL MARKET OB/XF VALUE			4,560
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			293,060
SOH/AGL Deduction			134,172
ASSESSED VALUE			158,888
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			108,166
TOTAL JUST VALUE			293,060
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706189	1 DOOR	0	10/01/2017
17004798	CO ISSUED	0	05/31/2017
B1701095	NEW CONSTR	214,327	02/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/1800	5/29/2024	WD	Q	I	01	350,000

GRANTOR: OBRIANT AMY
GRANTEE: JOLLEY RONALD G & B
2292/0450 7/22/2019 QC U I 11 100
GRANTOR: FARRAR GARY
GRANTEE: AMY O'BRIANT

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			619.00	100	2017	2017	3	96	3,090	
2	0855	CONC PAVER	0	100	0	0			150.00	100	2024	2020		98	1,470	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2017] W23 PTO=[YR=2017] N7 W10 S7 E10\$ W15 S57 E12 FOP=[YR=2017] S2 E6 N2 FGR=[YR=2017] E20 N20 W20 S20\$ N7 W6 S7\$ N7 E6 N13 E20 N37\$.	

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								