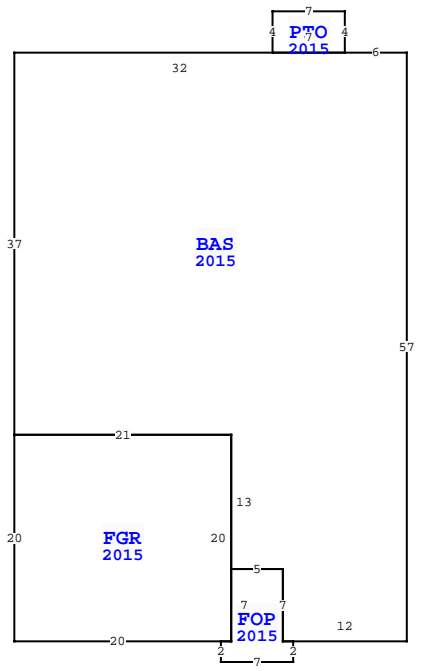




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	08	SHT VINYL 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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
BAS	1,711	100	2015
FGR	420	55	2015
FOP	49	30	2015
PTO	28	5	2015
TOTALS	2,208		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2025		205,120	2015	2015	0	0	4.00	96.00	
Heated Area: 1711 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			196,915
TOTAL MARKET OB/XF VALUE			4,076
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			285,991
SOH/AGL Deduction			0
ASSESSED VALUE			285,991
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			285,991
TOTAL JUST VALUE			285,991
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530690	CO ISSUED	0	10/20/2015
B1530690	NEW CONSTR	212,798	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/398	7/26/2024	WD Q	Q	I	01	344,000
GRANTOR: TURNER KYLE J & KIMBE						
GRANTEE: LOGAN AUBRY JAMES J						
2011/1698	10/29/2015	SW Q	Q	I	01	167,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: TURNER KYLE J & KIM						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	0	558.00	SF	5.20	5.20	100	2015
2	0810	CONCRETE A	0	0	0	0	32.00	SF	6.50	6.50	100	2015
3	0476	VF 6 SBPL	0	0	0	0	30.00	LF	32.00	32.00	100	2016
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016

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

BUILDING DIMENSIONS	
BAS=[YR=2015] W6 PTO=[YR=2015] N4 W7 S4 E7 \$ W32 S37	
FGR=[YR=2015] S20 E20 FOP=[YR=2015] S2 E7 N2 W1 N7 W5 S7 W1\$	
E1 N20 W21\$ E21 S13 E5 S7 E12 N57\$.	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								