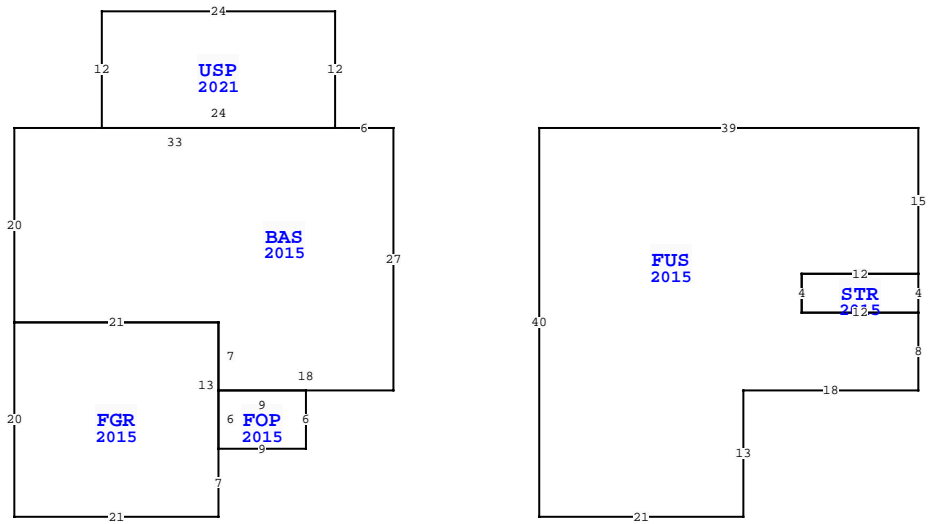


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	08	SHT VINYL 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 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	906	100	2015
FGR	420	55	2015
FOP	54	30	2015
FUS	1,278	100	2015
STR	48	10	2015
USP	288	30	2021
TOTALS	2,994		

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		258,808	2015	2015	0	0	4.00	96.00
Heated Area: 2184 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			248,456
TOTAL MARKET OB/XF VALUE			4,571
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			338,027
SOH/AGL Deduction			0
ASSESSED VALUE			338,027
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			338,027
TOTAL JUST VALUE			338,027
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			328,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007535	SCRN ROOMR	7,196	10/01/2020
B1530647	NEW CONSTR	264,946	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/1428	8/26/2024	WD	Q	I	01	362,000

GRANTOR: MAYBERRY STEPHANIE  
GRANTEE: RM2 SFR A LP  
2521/1209 12/14/2021 QC U I 11 100  
GRANTOR: MAYBERRY STEPHANIE &  
GRANTEE: MAYBERRY STEPHANIE

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	0	0	0	577.00	SF	5.20	5.20	100	2015	2015	3	95	2,850	
2	0810	CONCRETE A	0	0	0	0	51.00	SF	6.50	6.50	100	2015	2015	3	95	315	
3	0476	VF 6 SBPL	0	0	0	0	40.00	LF	32.00	32.00	100	2016	2016	3	89	1,139	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

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							