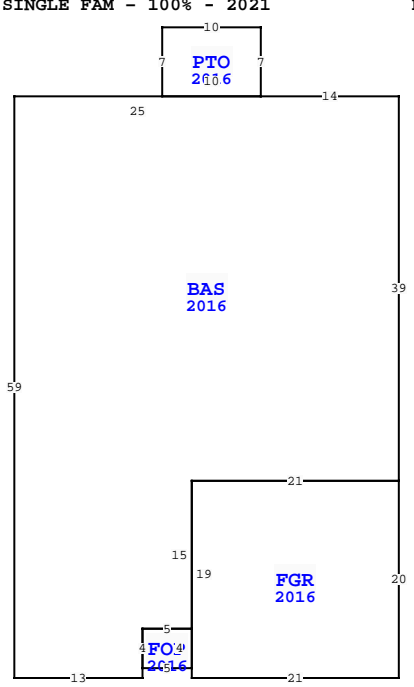




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating 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	4144.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,856	100	2016
FGR	420	55	2016
FOP	20	30	2016
PTO	70	5	2016
TOTALS	2,366		

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% - 2021			Heated Area: 1856			HX Base Yr 2021					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		211,993	
TOTAL MARKET OB/XF VALUE		4,973	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		301,966	
SOH/AGL Deduction		195,725	
ASSESSED VALUE		106,241	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		55,519	
TOTAL JUST VALUE		301,966	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,566	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531426	CO ISSUED	0	04/15/2016
B1531426	NEW CONSTR	0	11/13/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2338/1061	2/10/2020	WD Q	Q / I	02	219,000	
GRANTOR: BROUGHTON MATTHEW D &						
GRANTEE: PEEBLES GARY O & SU						
2071/0461	9/12/2016	SW Q	Q / I	01	190,000	
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BROUGHTON MATTHEW D						

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			5.20	100	2016	2016	3	95	2,905	
2	0810	CONCRETE A	0	100	9	3			6.50	100	2016	2016	3	95	167	
3	0855	CONC PAVER	0	100	8	24			10.00	100	2021	2021	3	99	1,901	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W14 PTO=[YR=2016] N7 W10 S7 E10\$ W25 S59 E13 N1	
FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19\$ N4 W5 S4\$	
N4 E5 N15 E21 N39\$.	

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							