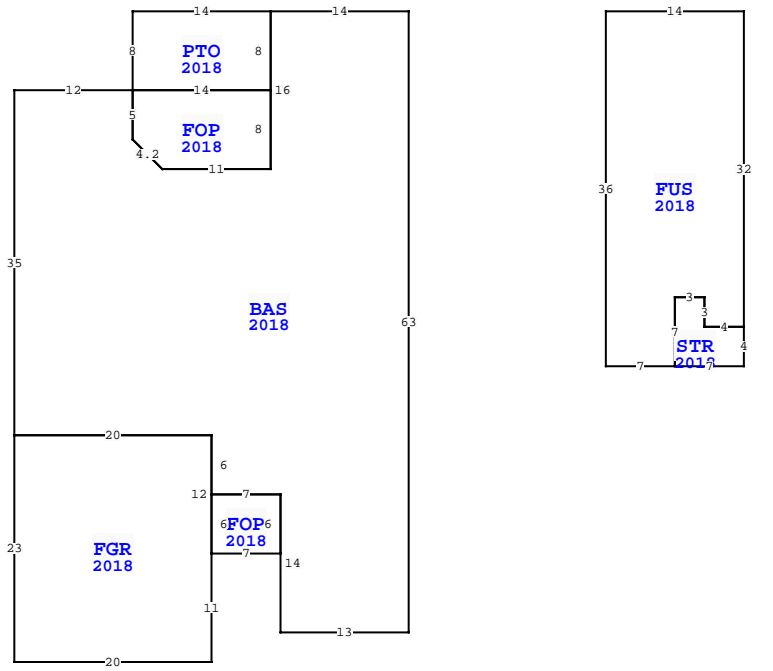




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,707	100	2018
FGR	460	55	2018
FOP	42	30	2018
FOP	108	30	2018
FUS	467	100	2018
PTO	112	5	2018
STR	37	10	2018
TOTALS	2,933		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,482	118.1376	118.14	293,223	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2174 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			285,892
TOTAL MARKET OB/XF VALUE			3,031
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			373,923
SOH/AGL Deduction			43,300
ASSESSED VALUE			330,623
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			279,901
TOTAL JUST VALUE			373,923
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007054	CO ISSUED	0	07/12/2018
B1801207	NEW CONSTR	278,311	02/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/1769	3/12/2021	WD Q	Q	I	01	326,000
GRANTOR: DINKINS DANIEL R & CA						
GRANTEE: POUND REBEKAH L & R						
2245/1385	12/18/2018	WD Q	Q	I	01	265,000
GRANTOR: DARBY MICHAEL & JACKI						
GRANTEE: DINKINS DANIEL R &						

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	100	0	601.00	SF	5.20	5.20	100	2018

BUILDING NOTES			
BLD DATE 03/30/2023 NW LGL DATE 04/23/2025 MLU			
XF DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=2018] W14 PTO=[YR=2018] W14 S8 FOP=[YR=2018] S5 D3			
R3 E11 N8 W14\$ E14 N8\$ S16 W11 U3 L3 N5 W12 S35			
FGR=[YR=2018] S23 E20 N11 FOP=[YR=2018] E7 N6 W7 S6\$ N12 W20\$			
E20 S6 E7 S14 E13 N63\$ PTR=E20 FUS=[YR=2018] E14 S32			
STR=[YR=2018] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W20\$.			

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	DPTH 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							