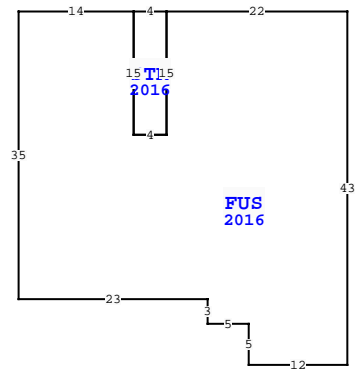
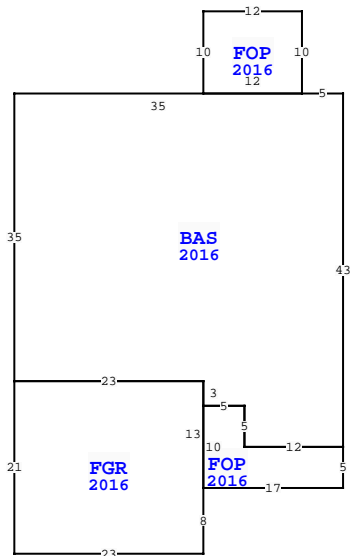


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		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	1,511	100	2016
FGR	483	55	2016
FOP	110	30	2016
FOP	120	30	2016
FUS	1,451	100	2016
STR	60	10	2016
TOTALS	3,735		

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%	- 2018		360,225	2016	2016	0	0	3.50	96.50
				Heated Area:	2962			HX Base Yr	2018		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			347,617
TOTAL MARKET OB/XF VALUE			8,974
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			441,591
SOH/AGL Deduction			154,677
ASSESSED VALUE			286,914
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			236,192
TOTAL JUST VALUE			441,591
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			416,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531605	CO ISSUED	0	10/31/2016
B1531605	NEW CONSTR	359,661	12/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/0701	7/14/2017	WD Q	Q	I	01	295,000
GRANTOR: HARPER JAMES ALAN & M						
GRANTEE: SANDELL RICHARD & L						
2056/0496	6/30/2016	WD Q	Q	I	01	260,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARPER JAMES ALAN &						

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	608.00	UT	5.20	5.20	100	2016	2016	3	95	3,004	
2	0462	ST/AL FNC	0	100	150	600.00	SF	10.00	10.00	100	2020	2020	3	90	5,400	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	

BLD DATE		03/30/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES	
BAS=[YR=2016] W5 FOP=[YR=2016] N10 W12 S10 E12 \$ W35 S35	
FGR=[YR=2016] S21 E23 N8 FOP=[YR=2016] E17 N5 W12 N5 W5 S10	
\$ N13 W23\$E23 S3 E5 S5 E12 N43 \$ PTR= E30 FUS=[YR=2016] E14	
STR=[YR=2016] S15 E4 N15 W4 \$ S15 E4 N15 E22 S43 W12 N5 W5	
N3 W23 N35 \$ W30 \$.	

LAND DESCRIPTION																								
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							