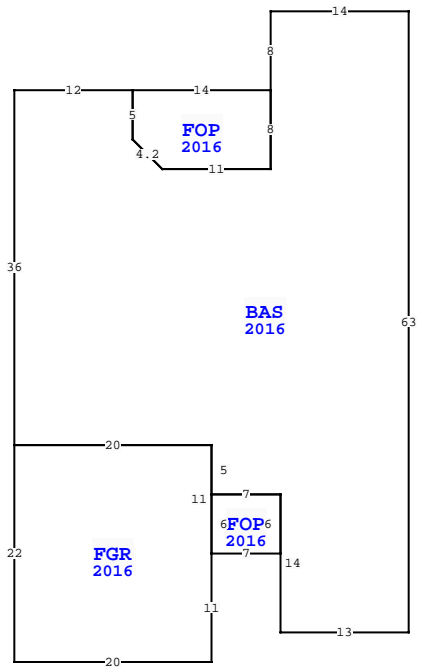


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	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	1,727	100	2016
FGR	440	55	2016
FOP	42	30	2016
FOP	108	30	2016
TOTALS	2,317		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,014	121.5249	121.52	244,741	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2025 Heated Area: 1727 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			236,175
TOTAL MARKET OB/XF VALUE			7,312
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			328,487
SOH/AGL Deduction			0
ASSESSED VALUE			328,487
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			277,765
TOTAL JUST VALUE			328,487
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002622	SCREEN ROOM WITH	24,890	03/13/2025
B1632125	CO ISSUED	0	07/28/2016
B1632125	NEW CONSTR	216,917	04/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/1368	7/08/2024	WD Q	Q	I	02	389,900
GRANTOR: BELLAR MATTHEW & COLL						
GRANTEE: NEWTON MICHELLE KAY						
2062/1944	7/29/2016	WD Q	Q	I	01	202,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BELLAR MATTHEW & CO						

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	636.00	SF	5.20	5.20	100	2016	2016	3	95	3,142	
2	0462	ST/AL FNC	0	100	100	400.00	SF	10.00	10.00	100	2020	2020	3	90	3,600	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	
TOTALS															7,312	

BLD DATE		03/30/2023	NW	LGL DATE	04/23/2025	MLU
----------	--	------------	----	----------	------------	-----

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	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							

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	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							