

ELEMENT		CD	CONSTRUCTION
Exterior Wall	10		ABOVE AVG 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	03		COMP SHNGL 100
Interior Wall	05		DRYWALL 100
Interior Floor	13		LVT/LAMMT 80
Interior Floor	11		CLAY TILE 20
Air Condition	03		CENTRAL 100
Heating Type	04		AIR DUCTED 100
Bedrooms			3 100
Bathrooms			2 100
Frame	02		WOOD FRAME 100
Stories	0		0 100
Units	0		0 100
Occupancy	00		NONE 100
Quality	05		Quality Level 05
DOR CODE	6000		PASTURELAND 1
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	2018
FGR	484	55	2018
FOP	217	30	2018
FOP	248	30	2018
TOTALS	3,001		

MARKET ADJUSTMENTS																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
0900	01	2,457	117.4272	155.00	380,835	2018	2018	0	0	2.50	97.50																
1 SNGL FAM - 100% - 2022																											
Heated Area: 2052																											
HX Base Yr 2022																											
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> <th>MLU</th> <th>KBA</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/21/2025</td> <td></td> <td>02/10/2025</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	KBA				05/21/2025		02/10/2025		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	KBA																				
			05/21/2025		02/10/2025																						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			371,314
TOTAL MARKET OB/XF VALUE			3,985
TOTAL LAND VALUE - MARKET			142,750
TOTAL MARKET VALUE			424,548
SOH/AGL Deduction			79,460
ASSESSED VALUE			345,088
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			294,366
TOTAL JUST VALUE			518,049
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			471,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010658	CO ISSUED	0	10/23/2018
18006212	NEW CONSTR	265,859	06/18/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/1149	5/15/2018	QC	U	V	11	100

GRANTOR: STOKES AUSTIN TYE & E
GRANTEE: STOKES AUSTIN TYE &

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
1	0811	CONCRETE B	0	100	0	0		790.00	SF	5.20	5.20

TOTAL OB/XF												3,985			
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		790.00	SF	5.20	5.20	3	97	3,985	

BUILDING NOTES											
<p>BAS=[YR=2018] W13 FOP=[YR=2018] N8 W31 S8 E31\$ W44 FGR=[YR=2018] W22 S22 E22 N22\$ S36 E13 FOP=[YR=2018] S7 E31 N7 W31\$ E44 N36\$.</p>											

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	2.70	AC		1.00	1.00	1.00	370.00	370.00	999							
3	009530	C	POND	100		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,250							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.70	AC		1.00	1.00	1.00	35,000.00	35,000.00	94,500							