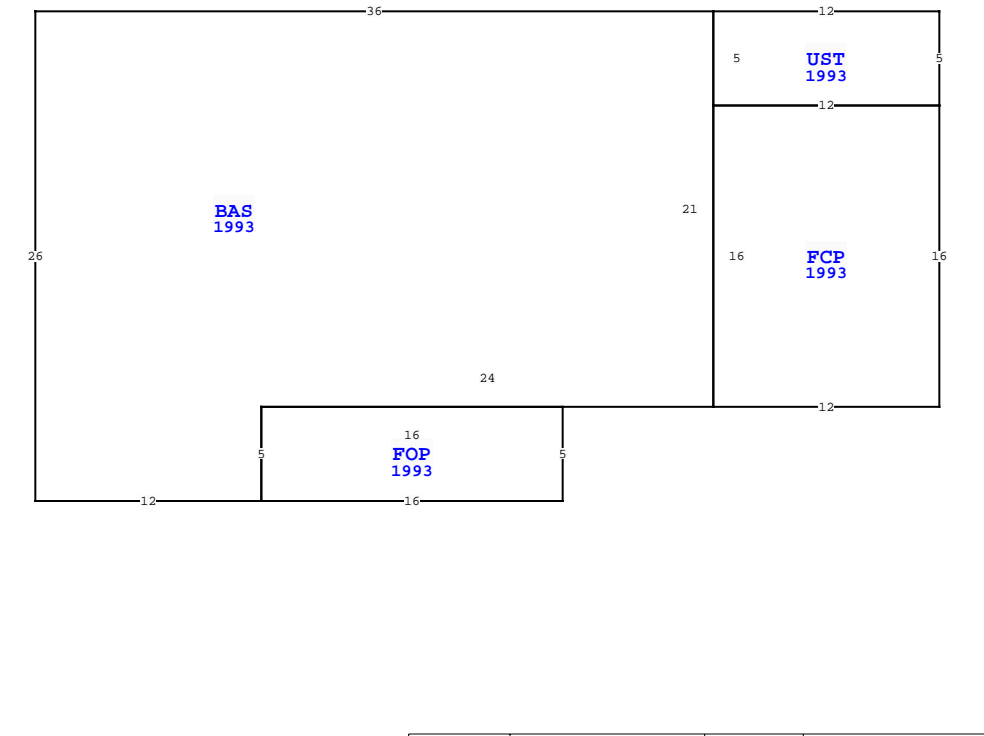




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 80
Interior Wall	05 DRYWALL 20
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	915	108.0000	108.00	98,820	1962	1980	0	0	18.25	81.75



Quality	
DOR CODE	MAP NUM
03 Quality Level 03	04
0100 SINGLE FAMILY	
NEIGHBORHOOD/LOC	4005.00
TOTALS	1,148 915 80,785

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	72,045
FCP	192	25	1993	48	4,238
FOP	80	30	1993	24	2,119
UST	60	45	1993	27	2,384

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			80,785
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			180,785
SOH/AGL Deduction			113,872
ASSESSED VALUE			66,913
TOTAL EXEMPTION VALUE	HX HB		41,913
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			180,785
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705375	REPAIR/RRF	0	08/01/2017
991871	REPAIR/RRF	0	07/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1819/1494	10/12/2012	QC	U	I	11	100
GRANTOR: THOMAS YOLANDE E						
GRANTEE: THOMAS YOLANDE E &						
1668/0960	3/24/2010	QC	U	I	30	100
GRANTOR: THOMAS DANIEL D						
GRANTEE: THOMAS YOLANDE E						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
UST=[YR=1993] W12 BAS=[YR=1993] W36 S26 E12 FOP=[YR=1993] E16 N5 W16 S5\$ N5 E24 FCP=[YR=1993] E12 N16 W12 S16\$ N21\$ S5 E12 N5\$.	

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	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							