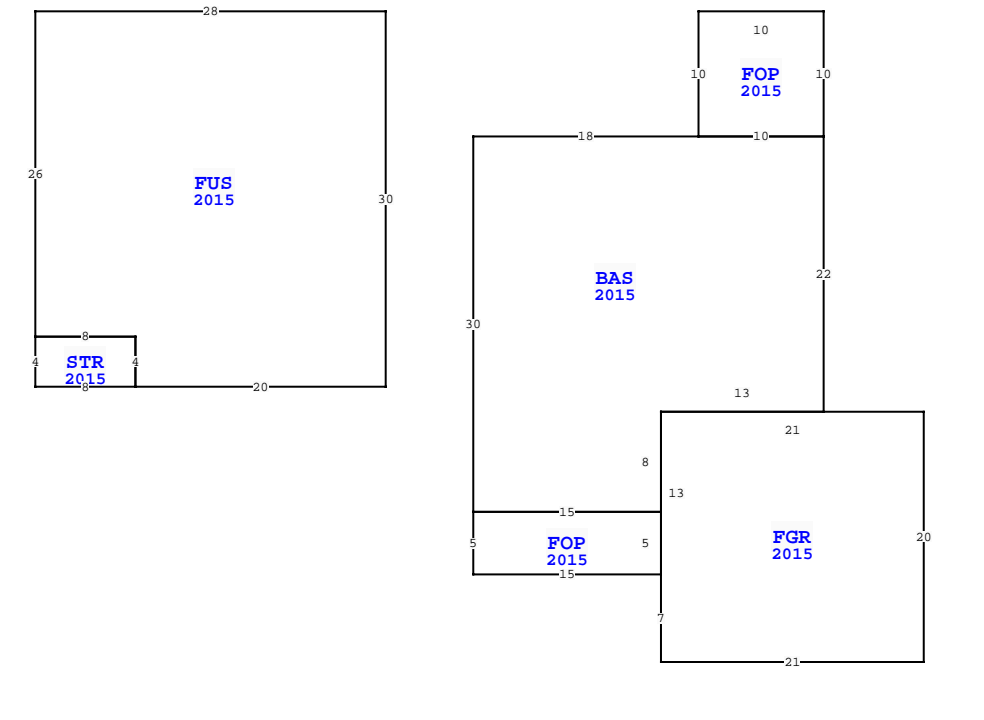




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	1,830	132.7100	132.71	242,859	2015	2015	0	0	4.15	95.85



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		232,780	
TOTAL MARKET OB/XF VALUE		4,723	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		312,503	
SOH/AGL Deduction		124,654	
ASSESSED VALUE		187,849	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		137,127	
TOTAL JUST VALUE		312,503	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,010	

Quality		06 Quality Level 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC		4107.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	736	100	2015	736	93,621
FGR	420	55	2015	231	29,384
FOP	75	30	2015	22	2,799
FOP	100	30	2015	30	3,816
FUS	808	100	2015	808	102,780
STR	32	10	2015	3	381
TOTALS	2,171			1,830	232,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531004	CO ISSUED	0	12/15/2015
B1531004	NEW CONSTR	196,074	08/01/2015
P1518629	NEW CONSTR	0	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2020/0586	12/17/2015	SW	Q	I	01	201,200

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: GORDON GREGORY M JR

EXTRA FEATURES	
L	OB/XF

BLD DATE	LGL DATE
06/23/2023	MLU

BUILDING NOTES	

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	0810	CONCRETE A	0	100	15	4	60.00	SF 6.50	100	2015	2015	3	95	371	
2	0811	CONCRETE B	0	100	0	0	881.00	SF 5.20	100	2015	2015	3	95	4,352	

BUILDING DIMENSIONS	
FOP=[YR=2015] W10 S10 BAS=[YR=2015] W18 S30 FOP=[YR=2015] S5 E15 FGR=[YR=2015] S7 E21 N20 W21 S13\$ N5 W15\$ E15 N8 E13 N22 W10\$ E10 N10\$ PTR = W35 FUS=[YR=2015] W28 S26 STR=[YR=2015] S4 E8 N4 W8\$ E8S4 E20 N30 \$ E35\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,723																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	75,000.00	75,000.00	75,000							