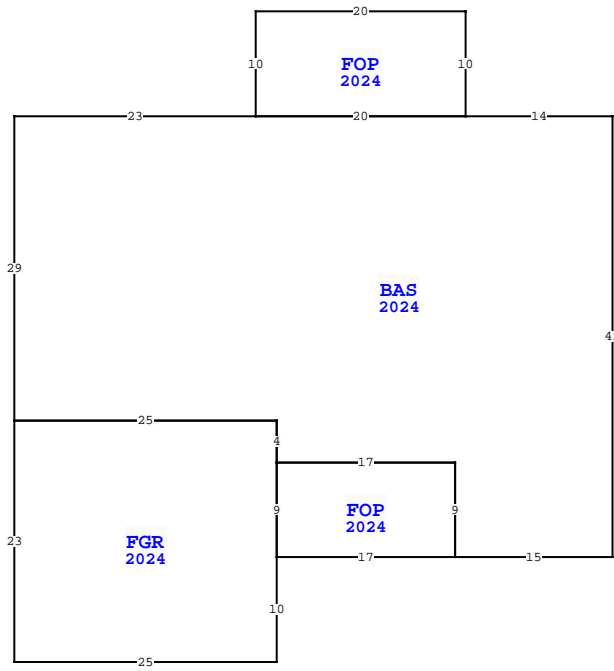




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,916	100	2024
FGR	575	55	2024
FOP	153	30	2024
FOP	200	30	2024
TOTALS	2,844		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	-	100%	-	2025						
Heated Area: 1916						HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		296,692	
TOTAL MARKET OB/XF VALUE		2,860	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		349,552	
SOH/AGL Deduction		0	
ASSESSED VALUE		349,552	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		298,830	
TOTAL JUST VALUE		349,552	
NCON VALUE		6,878	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		354,325	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-13850	CO		11/15/2023
22013850	NEW CONSTR	315,300	09/12/2022
22003027	DEMOLITION	4,500	02/24/2022
9049	MH MOVE-ON	20,000	09/24/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/592	3/29/2024	WD Q	Q	I	01	385,000
GRANTOR: CHANCEY INVESTMENTS L						
GRANTEE: MCCONNELL TYLER SCO						
2538/0313	2/03/2022	WD U	U	I	37	25,000
GRANTOR: JOHNSON JUDY S						
GRANTEE: CHANCEY INVESTMENTS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	440.00	SF	6.50	6.50	100	2024
TOTAL OB/XF 2,860											

BUILDING NOTES											
BAS=[YR=2024;ORIG=20,0] E23 E20 E14 S42 W15 N9 W17 N4 W25 N29 \$											
FGR=[YR=2024;ORIG=20,52] N23 E25 S4 S9 S10 W25 \$											
FOP=[YR=2024;ORIG=45,33] E17 S9 W17 N9 \$											
FOP=[YR=2024;ORIG=43,0] E20 N10 W20 S10 \$											

LAND DESCRIPTION												TOTAL OB/XF 2,860												
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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							