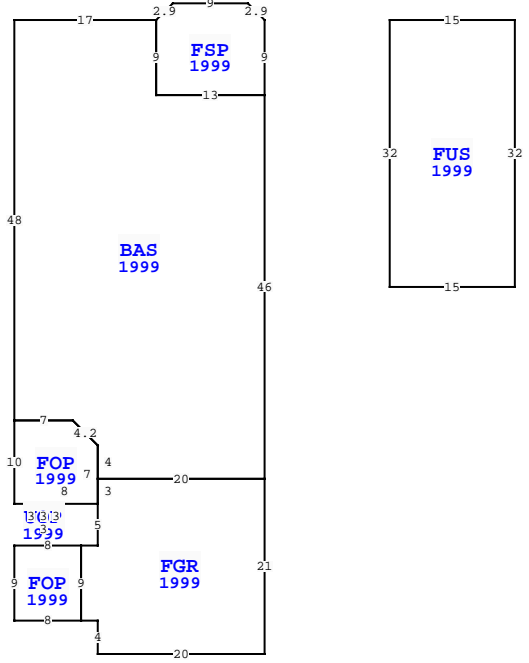


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4015.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,468	100	1999
FGR	438	55	1999
FOP	72	30	1999
FOP	96	30	1999
FSP	139	40	1999
FUS	480	100	1999
UOP	9	20	1999
TOTALS	2,702		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,298	117.9234	155.66	357,707	1999	1999	0	0	12.50	87.50
1 SNGL FAM - 100% - 2000 Heated Area: 1948 HX Base Yr 2000											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		312,994	
TOTAL MARKET OB/XF VALUE		6,167	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		519,161	
SOH/AGL Deduction		274,376	
ASSESSED VALUE		244,785	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		194,063	
TOTAL JUST VALUE		519,161	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		504,629	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1904217	REPAIR/RRF	14,000	04/25/2019
B26451	REMODEL	12,800	09/03/2012
993510	H/AC	0	01/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0904/0014	10/18/1999	WD	Q	I		244,000
GRANTOR: MEHLS SABINE						
GRANTEE: HOEY JUDITH						
0844/0146	8/06/1998	WD	Q	V		55,000
GRANTOR: K T FERNANDINA JOINT						
GRANTEE: MEHLS SABINE						

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	0810	CONCRETE A	0	100	30	16			6.50	100	1999	1999	3	75	2,340	
2	0810	CONCRETE A	0	100	0	0			6.50	100	1999	1999	3	75	395	
3	0920	CWALL-WD/M	0	100	0	0			390.00	100	2005	2005	3	22	3,432	
TOTALS															2,298	312,994

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/19/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=1999] U2 L2 W9 D2 L2 BAS=[YR=1999] W17 S48FOP=[YR=1999] S10 E2 UOP=[YR=1999] S3 E3 N3W3\$ E8 FGR=[YR=1999] S5 W2 FOP=[YR=1999] W8 S9 E8 N9\$ S9 E2 S4 E20 N21 W20 S3 \$N7 U3 L3 W7\$ E7 D3 R3 S4 E20 N46 W13 N9\$S9 E13 N9\$ PTR= E15 FUS=[YR=1999] E15 S32 W15 N32\$ W15\$.	

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							