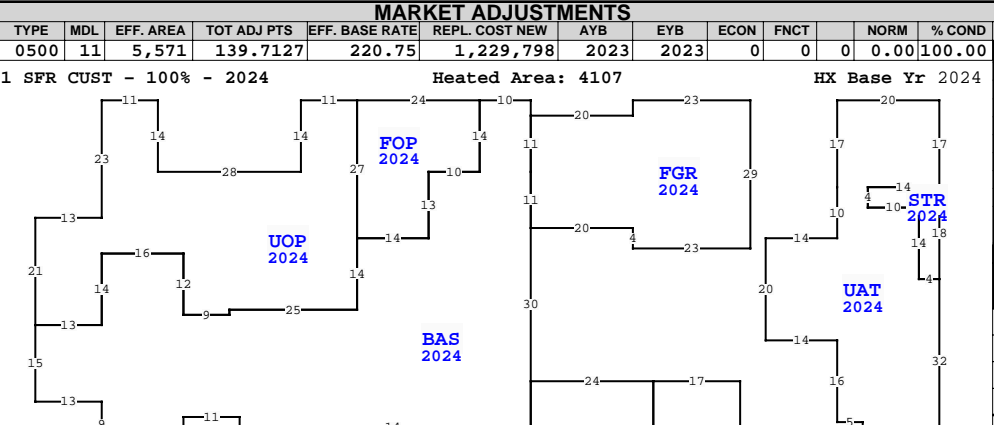


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		1,229,798	
TOTAL MARKET OB/XF VALUE		80,386	
TOTAL LAND VALUE - MARKET		425,600	
TOTAL MARKET VALUE		1,735,784	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,735,784	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		1,685,062	
TOTAL JUST VALUE		1,735,784	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,720,495	

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	432	100
BAS	3,675	100
FCP	576	25
FGR	1,107	55
FOP	133	30
FOP	518	30
STR	27	10
STR	112	10
UAT	1,488	10
UOP	1,764	20
TOTALS	9,832	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	2024	432	95,364
BAS	3,675	100	2024	3,675	811,256
FCP	576	25	2024	144	31,788
FGR	1,107	55	2024	609	134,437
FOP	133	30	2024	40	8,830
FOP	518	30	2024	155	34,216
STR	27	10	2024	3	662
STR	112	10	2024	11	2,428
UAT	1,488	10	2024	149	32,892
UOP	1,764	20	2024	353	77,925
TOTALS	9,832			5,571	1,229,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2203712	SWIM POOL	51,577	07/01/2022
B2115237	NEW CONSTR	777,386	11/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/0366	7/07/2021	WD	U	V	30	100,000
GRANTOR: SIMMONS LOU J						
GRANTEE: SIMMONS VANN E & ST						
0921/0072	2/23/2000	WD	U	V	09	72,900
GRANTOR: PINEY ISLAND PARTNERS						
GRANTEE: SIMMONS LOU J						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0502	FP-CUSTOM	0	100	0	1.00	UT	10,000.00	10,000.00	100
2	0462	ST/AL FNC	0	100	0	1,344.00	SF	10.00	10.00	100
3	0855	CONC PAVER	0	100	0	1,973.00	SF	10.00	10.00	100
4	0861	POOL GUNIT	0	100	0	450.00	SF	85.00	85.00	100

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=110,10] W10 S14 W10 S13 W14 S14 W25 S1 W9 N12 W16 S14 W13 S15 E13 S9 E16 N6 E11 S8 E2 E19 E2 N6 E14 S14 E5 S3 E15 N2 N24 N30 N11 N11 N3 \$	
UOP=[YR=2024;ORIG=76,10] W11 S14 W28 N14 W11 S23 W13 S21 E13 N14 E16 S12 E9 N1 E25 N14 N27 \$	
UAT=[YR=2024;ORIG=170,10] S17 S10 W14 S20 E14 S16 E5 S4 E15 N32 W4 N14 W10 N4 E14 N17 W20 \$	
FGR=[YR=2024;ORIG=110,13] E20 N3 E23 S29 W23 N4 W20 N11 N11 \$	
FCP=[YR=2024;ORIG=110,65] S24 E24 N24 W24 \$	
FOP=[YR=2024;ORIG=100,10] W24 S27 E14 N13 E10 N14 \$	
BAS=[YR=2024;ORIG=134,65] E17 S24 W2 S2 W12 N2 W3 N24 \$	
FOP=[YR=2024;ORIG=55,80] E19 S7 W5 W9 W5 N7 \$	

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	000100	C	RES	100			0.00	0.00	5.32	AC		1.00	1.00	1.00	80,000.00	80,000.00	425,600							