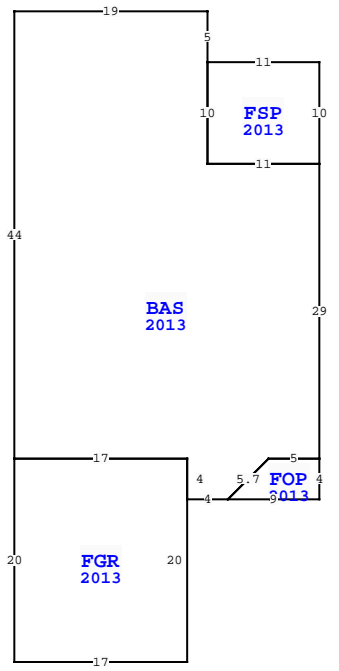


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4038.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,179	100
FGR	340	55
FOP	28	30
FSP	110	40
TOTALS	1,657	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,418	138.6840	138.68	196,648	2013	2013	0	0	5.00	95.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1179 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			186,816
TOTAL MARKET OB/XF VALUE			7,226
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			259,042
SOH/AGL Deduction			3,462
ASSESSED VALUE			255,580
TOTAL EXEMPTION VALUE	HX HB SX		100,722
BASE TAXABLE VALUE			154,858
TOTAL JUST VALUE			259,042
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326956	CO ISSUED	0	06/26/2013
B1326956	NEW CONSTR	0	03/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/1206	4/26/2022	WD Q	Q	I	01	289,000
GRANTOR: CHAFFEE MARIE ELIZABE						
GRANTEE: MACALISTER GAIL						
2145/1474	9/08/2017	WD Q	Q	I	01	167,000
GRANTOR: MAY ANGELIA T						
GRANTEE: CHAFFEE MARIE ELIZA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	0	0	499.00	SF	6.50	6.50	100
2	0479	VF PICKET	0	100	0	0	25.00	LF	10.00	10.00	100
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100
5	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100
6	1076	TRELLIS A	0	100	10	10	100.00	SF	7.50	7.50	100

TOTAL OB/XF											
7,226											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	

BUILDING NOTES											
FSP=[YR=2013] W1BAS=[YR=2013] N5 W19 S44 FGR=[YR=2013] S20 E17 N20 W17 \$ E17 S4 E4 FOP=[YR=2013] E9 N4 W5 D4 L4 \$ U4 R4 E5 N29 W11 N10 \$ S10 E11 N10 \$.											

BUILDING DIMENSIONS											
FSP=[YR=2013] W1BAS=[YR=2013] N5 W19 S44 FGR=[YR=2013] S20 E17 N20 W17 \$ E17 S4 E4 FOP=[YR=2013] E9 N4 W5 D4 L4 \$ U4 R4 E5 N29 W11 N10 \$ S10 E11 N10 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	