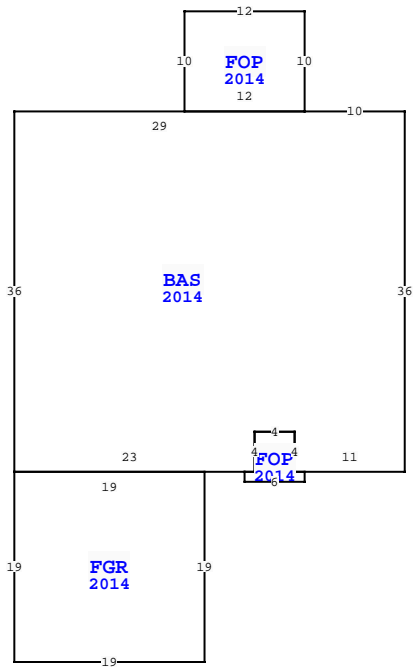




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	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	YEAR
BAS	1,388	100	2014
FGR	361	55	2014
FOP	22	30	2014
FOP	120	30	2014
TOTALS	1,891		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2015		Heated Area: 1388					HX Base Yr 2015	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			182,930
TOTAL MARKET OB/XF VALUE			3,265
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			251,195
SOH/AGL Deduction			105,128
ASSESSED VALUE			146,067
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			95,345
TOTAL JUST VALUE			251,195
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			241,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428220	CO ISSUED	0	08/18/2014
B1428220	NEW CONSTR	169,357	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/0549	5/26/2020	QC	U	I	11	100

GRANTOR: LUNT HEATHER
GRANTEE: LUNT JAMES
1948/0070 11/14/2014 WD Q I 01 140,000
GRANTOR: ADVANTAGE HOME BUILDE
GRANTEE: LUNT HEATHER & JAME

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2014] W10 FOP=[YR=2014] N10 W12 S10 E12 \$ W29 S36 FGR=[YR=2014] S19 E19 N19 W19 \$ E23 FOP=[YR=2014] S1 E6 N1 W1 N4 W4 S4 W1 \$ E1 N4 E4 S4 E11 N36 \$.	

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	0811	CONCRETE B	0	100	0	0		668.00	SF	5.20				5.20	3,265	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							