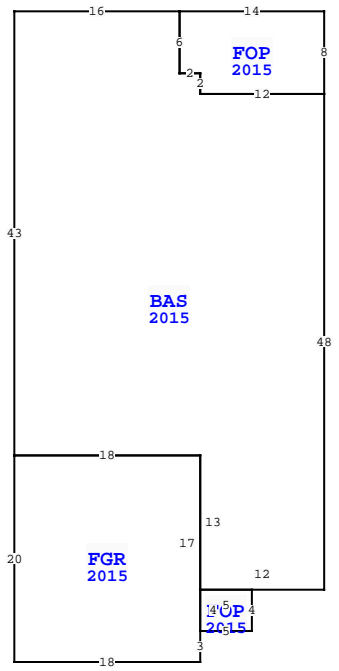


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,338	100	2015
FGR	360	55	2015
FOP	20	30	2015
FOP	108	30	2015
TOTALS	1,826		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,574	122.7366	122.74	193,193	2015	2015	0	0	4.00	96.00		
1 SINGLE FAM - 0% - 2025 Heated Area: 1338 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			185,465
TOTAL MARKET OB/XF VALUE			2,896
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			253,361
SOH/AGL Deduction			0
ASSESSED VALUE			253,361
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			253,361
TOTAL JUST VALUE			253,361
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530305	CO ISSUED	0	12/31/2015
B1530305	NEW CONSTR	169,727	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/1346	6/26/2024	SW	Q	I	01	282,000
GRANTOR: ALVAR FL LLC						
GRANTEE: MACIAS ERIC G						
2022/0303	1/06/2016	WD	Q	I	01	134,000
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: ALVAR FL LLC						

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

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	0	7	3	21.00	SF	6.50	6.50	100	2015	2015	3	95	130	
2	0811	CONCRETE B	0	0	0	0	560.00	SF	5.20	5.20	100	2015	2015	3	95	2,766	

BUILDING NOTES													
TOTAL OB/XF 2,896													

BUILDING DIMENSIONS													
FOP=[YR=2015] W14 BAS=[YR=2015] W16 S43 FGR=[YR=2015] S20 E18 N3 FOP=[YR=2015] E5 N4 W5 S4\$ N17 W18\$ E18 S13 E12 N48 W12 N2 W2 N6\$ S6 E2 S2 E12 N8\$.													

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