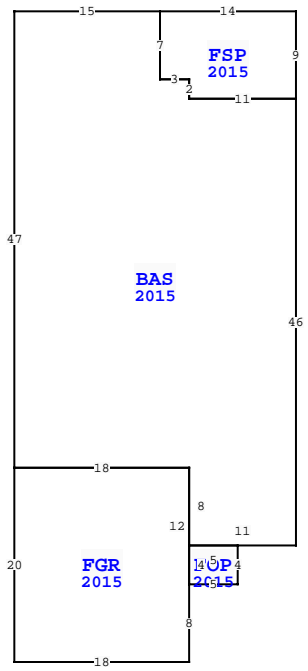


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,331	100	2015
FGR	360	55	2015
FOP	20	30	2015
FSP	120	40	2015
TOTALS	1,831		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,583	129.6981	129.70	205,315	2015	2015	0	0	4.00	96.00
1 SINGLE FAM - 100% - 2016											
Heated Area: 1331											
HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			197,102
TOTAL MARKET OB/XF VALUE			3,841
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			265,943
SOH/AGL Deduction			175,831
ASSESSED VALUE			90,112
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			39,390
TOTAL JUST VALUE			265,943
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530300	CO ISSUED	0	08/11/2015
B1530300	NEW CONSTR	169,726	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1997/0231	8/11/2015	WD Q	Q	I	02	147,600
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: BUSH JOHN A & CHERY						
1908/0998	3/17/2014	SW U	V		30	19,500
GRANTOR: BWC LAND LLC						
GRANTEE: SOUTHERN LIFESTYLE						

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	0	622.00	SF	6.50	6.50	100	2015	2015	3	95	3,841	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2015] W14 BAS=[YR=2015] W15 S47 FGR=[YR=2015] S20 E18 N8 FOP=[YR=2015] E5 N4 W5 S4\$ N12 W18\$ E18 S8 E11 N46 W11 N2 W3 N7\$ S7 E3 S2 E11 N9\$.	

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							