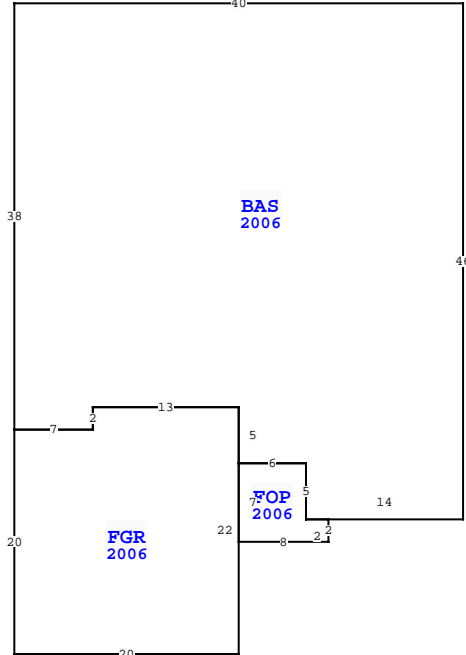




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	1,624	100	2006
FGR	426	55	2006
FOP	46	30	2006
TOTALS	2,096		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,872	109.0740	109.07	204,179	2006	2006	0	0	8.50	91.50	
1 SINGLE FAM - 100% - 2008 Heated Area: 1624 HX Base Yr 2008												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			186,824
TOTAL MARKET OB/XF VALUE			7,218
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			259,042
SOH/AGL Deduction			128,867
ASSESSED VALUE			130,175
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			79,453
TOTAL JUST VALUE			259,042
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106115	(2) WINDOWS	4,282	05/12/2021
B1801884	H/AC	0	03/01/2018
M12027	MECH OTHER	0	09/01/2006
E17782	ELEC OTHER	2,000	08/01/2006
C18224	CO ISSUED	138,006	07/01/2006
R09537	REPAIR/RRF	5,000	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/1071	8/02/2007	WD Q	Q	I		181,500
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: BARCUS JULIANNA E &						
1414/1640	5/24/2006	WD U	V	19		2,220,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WATSON CUSTOM HOME						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0500	FP-PRE FAB	0 100	0 0	1.00
2	0810	CONCRETE A	0 100	8 11	88.00
3	0810	CONCRETE A	0 100	18 3	54.00
4	0810	CONCRETE A	0 100	37 16	592.00

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

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2006] N46 W40 S38 FGR=[YR=2006] S20 E20 N22 W13 S2 W7\$E7 N2 E13S5 FOP=[YR=2006] S7 E8 N2 W 2N5 W6\$ E6 S5 E14\$.												

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								