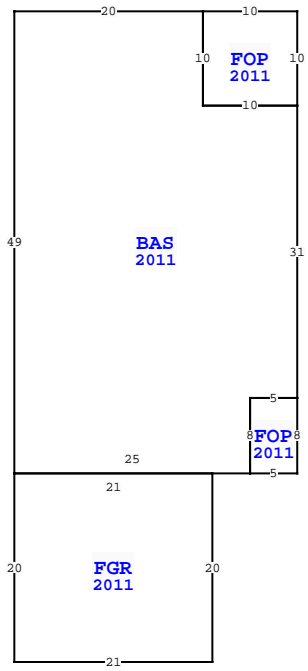


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	10	ABOVE AVG	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	2011	1,330	155,187
FGR	420	55	2011	231	26,954
FOP	40	30	2011	12	1,401
FOP	100	30	2011	30	3,501
TOTALS	1,890			1,603	187,041

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,603	124.1289	124.13	198,980	2011	2011	0	0	6.00	94.00	
1 SINGLE FAM - 100% - 2019			Heated Area: 1330			HX Base Yr 2019						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		187,041	
TOTAL MARKET OB/XF VALUE		3,142	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		255,183	
SOH/AGL Deduction		88,620	
ASSESSED VALUE		166,563	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		110,841	
TOTAL JUST VALUE		255,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		245,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25142	CO ISSUED	0	12/12/2011
E23826	NEW CONSTR	0	09/01/2011
P14983	NEW CONSTR	0	09/01/2011
B25142	NEW CONSTR	154,103	09/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2241/0026	11/30/2018	WD	Q	I	01	165,000
GRANTOR: VANZANT HUBERT N & JE						
GRANTEE: WEAKS WANDA S						
1770/1486	12/15/2011	WD	Q	I	01	129,800
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: VANZANT HUBERT NATH						

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	664.00	SF	5.20	5.20	100	2011	2011	3	91	3,142	

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2011] W10 BAS=[YR=2011] W20 S49 FGR=[YR=2011] S20 E21 N20 W21 \$ E25 FOP=[YR=2011] E5 N8 W5 S8 \$ N8 E5 N31 W10 N10 \$ S10 E10 N10 \$.	

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								