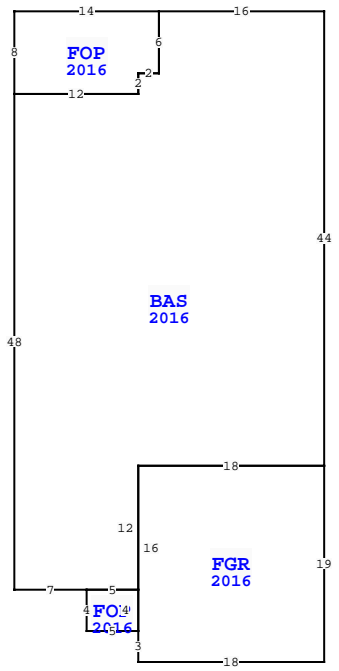


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,356	100	2016
FGR	342	55	2016
FOP	20	30	2016
FOP	108	30	2016
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	1,582	122.7366	122.74	194,175	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 0% - 0 Heated Area: 1356 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			187,379
TOTAL MARKET OB/XF VALUE			3,134
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			255,513
SOH/AGL Deduction			18,670
ASSESSED VALUE			236,843
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			236,843
TOTAL JUST VALUE			255,513
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			245,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531221	CO ISSUED	0	04/14/2016
B1531221	NEW CONSTR	171,068	10/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2040/0459	4/13/2016	WD Q	Q	I	01	154,800
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: MULLIS ROSS RHODENE						
1976/0262	4/23/2015	SW U	V	30		57,000
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
1	0810	CONCRETE A	0	0	6	3	SF	6.50	6.50	100	2016
2	0811	CONCRETE B	0	0	0	0	SF	5.20	5.20	100	2016

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

BUILDING DIMENSIONS	
BAS=[YR=2016] W16 FOP=[YR=2016] W14 S8 E12 N2 E2 N6\$ S6 W2 S2 W12 S48 E7 FOP=[YR=2016] S4 E5 FGR=[YR=2016] S3 E18 N19 W18 S16\$ N4 W5\$ E5 N12 E18 N44\$.	

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							