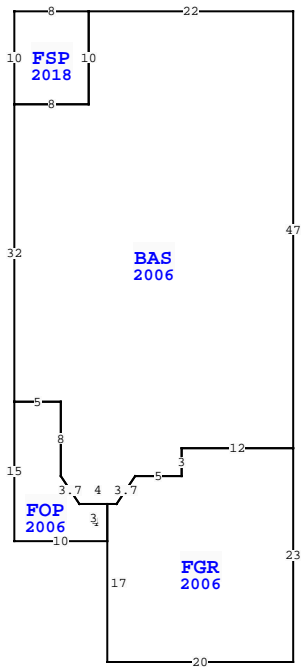


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating 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
BAS	1,362	100	2006
FGR	430	55	2006
FOP	98	30	2006
FSP	80	40	2018
TOTALS	1,970		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,659	119.4900	119.49	198,234	2006	2006	0	0	0	8.65	91.35
1 SINGLE FAM - 100% - 2023			Heated Area: 1362			HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			181,087
TOTAL MARKET OB/XF VALUE			4,014
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			250,101
SOH/AGL Deduction			4,013
ASSESSED VALUE			246,088
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			195,366
TOTAL JUST VALUE			250,101
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16914	ELEC OTHER	1,900	03/01/2006
M11018	TANKS/BLRS	0	02/01/2006
C16917	CO ISSUED	177,965	01/01/2006
R08778	REPAIR/RRF	1,500	01/01/2006
B16917	NEW CONSTR	177,965	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I /	V I /	RSN CD	SALE PRICE
2204/0217	6/14/2018	WD Q	Q	I	01	180,000
GRANTOR: KELLY JEFFREY B II &						
GRANTEE: WOODS CHRISTOPHER R						
1468/1851	1/02/2007	WD U	U	I	21	175,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KELLY JEFFREY B II						

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
1	0810	CONCRETE A	0	100	40	16	SF	6.50	6.50	100	2006	2006
2	0810	CONCRETE A	0	100	26	3	SF	6.50	6.50	100	2006	2006

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

BUILDING DIMENSIONS												
FGR=[YR=2006] N23 BAS=[YR=2006] N47 W22 FSP=[YR=2018] W8 S10 E8 N10S\$10 W8 S32 FOP=[YR=2006] S15 E10 N4 W3 U3 L2 N8 W5\$E5 S8 R2 D3 E4 U3 R2 E5 N3 E12\$W12 S3 W5 L2 D3 W1 S17 E20\$.												

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								