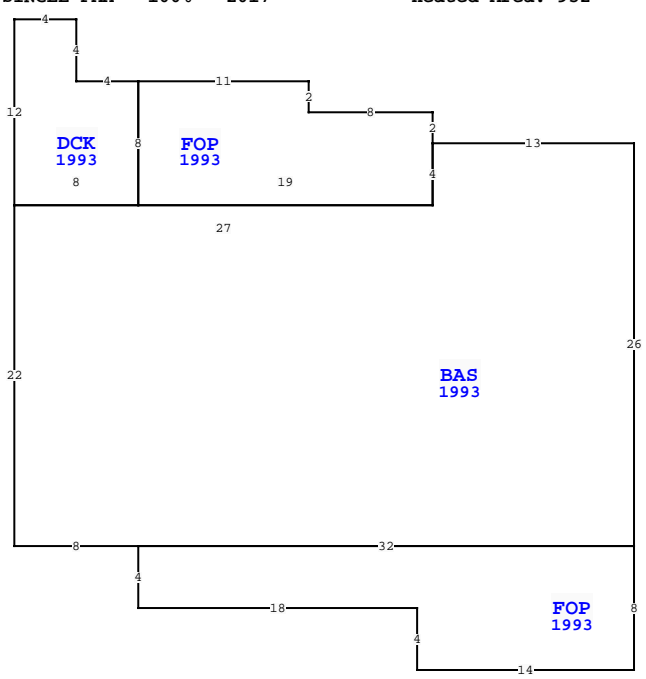




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4053.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	932	100
DCK	80	10
FOP	136	30
FOP	184	30
TOTALS	1,332	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2017 Heated Area: 932 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			102,462
TOTAL MARKET OB/XF VALUE			3,360
TOTAL LAND VALUE - MARKET			70,550
TOTAL MARKET VALUE			176,372
SOH/AGL Deduction			87,028
ASSESSED VALUE			89,344
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			38,622
TOTAL JUST VALUE			176,372
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			167,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R93-090	REPAIR/RRF	0	04/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2053/0205	6/15/2016	WD Q	Q	I	01	110,000
GRANTOR: MCDUFFIE BARBARA C &						
GRANTEE: EDGY REBECCA A						
2053/0201	6/09/2016	WD U	U	I	11	100
GRANTOR: BOYLES ELIZABETH C &						
GRANTEE: MCDUFFIE BARBARA C						

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	0510	GARAGE WD-	0	100	24	20			35.00	100	1980	1980	3	20	3,360	

BLD DATE		09/18/2014		KK		LGL DATE		05/08/2025		MLU	
XF DATE						LAND DATE					
INC DATE						AG DATE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W13 FOP=[YR=1993] N2 W8 N2 W11 DCK=[YR=1993] W4 N4 W4 S12 E8 N8\$ S8 E19 N4\$ S4 W27 S22 E8 FOP=[YR=1993] S4 E18 S4 E14 N8 W32\$ E32 N26\$.											

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	0006	OR	200.00	175.00	0.83	AC		1.00	1.00	1.00	85,000.00	85,000.00	70,550							