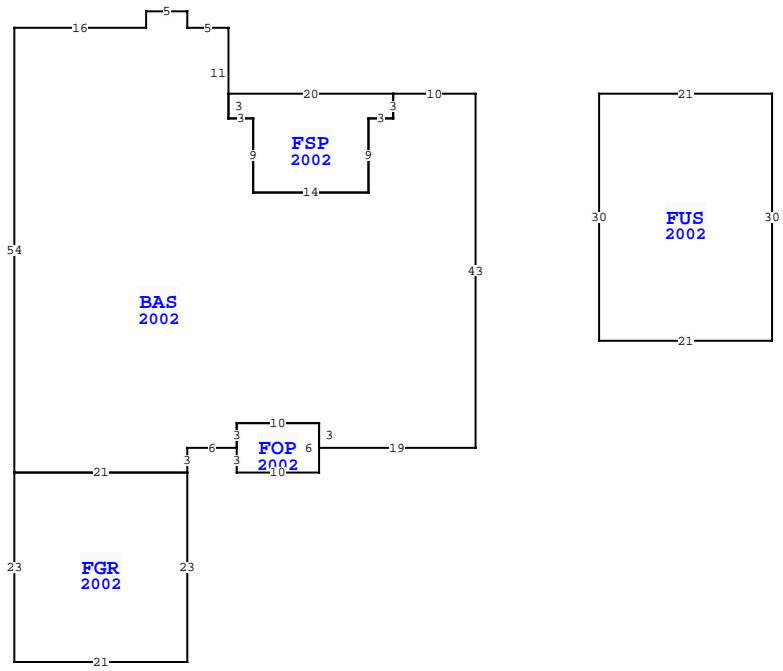


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,473	100	2002
FGR	483	55	2002
FOP	60	30	2002
FSP	186	40	2002
FUS	630	100	2002
TOTALS	3,832		
			3,461
			387,323

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,461	94.8888	125.25	433,490	2002	2002	0	0	10.65	89.35
1 SNGL FAM - 100% - 2017 Heated Area: 3103 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			387,323
TOTAL MARKET OB/XF VALUE			35,504
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			487,827
SOH/AGL Deduction			207,136
ASSESSED VALUE			280,691
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			229,969
TOTAL JUST VALUE			487,827
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			470,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009690	SWIM POOL	42,241	11/26/2019
B0209749	NEW CONSTR	201,141	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2071/0520	9/08/2016	SW	U	I	12	209,900
GRANTOR: COMPASS BANK						
GRANTEE: KINSER BRYAN D & BR						
2020/0924	12/28/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: COMPASS BANK						

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	0			924.00	SF	5.20	100	2002	2002	3	80	3,844
2	0471	VINYL FNC	0	100	0	0			78.00	LF	32.00	100	2004	2004	3	61	1,523
3	0470	VNYL GATE	0	100	0	0			2.00	UT	300.00	100	2004	2004	3	61	366
4	0861	POOL GUNIT	0	100	25	12			300.00	SF	85.00	100	2020	2020	3	90	22,950
5	0855	CONC PAVER	0	100	0	0			696.00	SF	10.00	100	2020	2020	3	98	6,821
TOTALS															35,504		

BLD DATE		03/03/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2002] W10 FSP=[YR=2002] W20 S3 E3 S9 E14 N9 E3 N3 \$ S3 W3 S9 W14 N9 W3 N11 W5 N2 W5 S2 W16 S54 FGR=[YR=2002] S23 E21 N23 W21 \$ E21 N3 E6 FOP=[YR=2002] S3 E10 N6 W10 S3 \$ N3 E10 S3 E19 N43 \$ PTR= E15 FUS=[YR=2002] E21 S30 W21 N30 \$ W15 \$ .	

LAND DESCRIPTION																								
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							