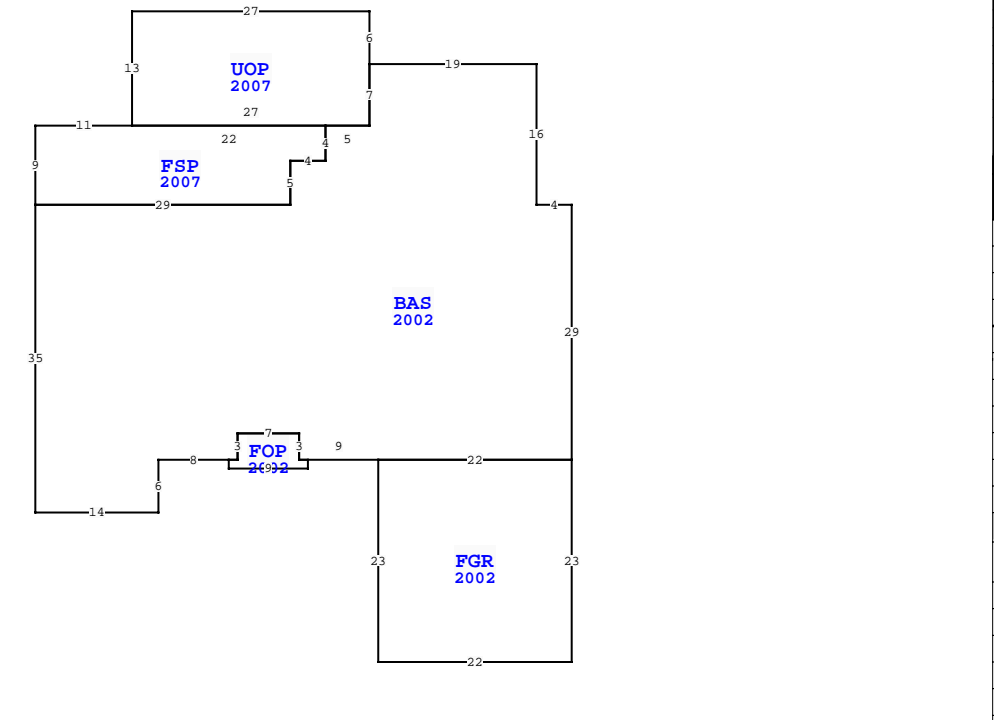


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,669	96.0768	126.82	338,483	2002	2002	0	0	16.50	83.50		



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
BAS	2,201	100
FGR	506	55
FOP	30	30
FSP	277	40
UOP	351	20
TOTALS	3,365	

L	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	1,226.00		5.20	5.20	100	2002	2002	3	80	5,100	
2	0810	CONCRETE A	0	100	0	690.00	SF	6.50	6.50	100	2004	2004	3	83	3,723	
3	0476	VF 6 SBPL	0	100	0	318.00	LF	32.00	32.00	100	2022	2022	3	98	9,972	

EXTRA FEATURES		
BLD DATE	XF DATE	INC DATE
03/03/2023		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			282,633
TOTAL MARKET OB/XF VALUE			18,795
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			366,428
SOH/AGL Deduction			121,840
ASSESSED VALUE			244,588
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			193,866
TOTAL JUST VALUE			366,428
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209748	NEW CONSTR	157,232	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2373/1217	7/02/2020	LE U		I	11	100

GRANTOR: MARTIN JEFFREY A & SA
GRANTEE: DIXON MARGO & KAYLA
2138/1502 7/28/2017 WD Q I 02 220,000
GRANTOR: NGUYEN PHOU C & KIM T
GRANTEE: MARTIN JEFFREY A &

BUILDING NOTES	
BAS=[YR=2002] W4 N16 W19 UOP=[YR=2007] N6 W27 S13 FSP=[YR=2007] W11 S9 E29 N5 E4 N4 W22\$ E27 N7\$ S7 W5 S4 W4 S5 W29 S35 E14 N6 E8 FOP=[YR=2002] S1 E9 N1 W1 N3 W7 S3 W1\$ E1 N3 E7 S3 E9 FGR=[YR=2002] S23 E22 N23 W22\$ E22 N29\$.	

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT 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							