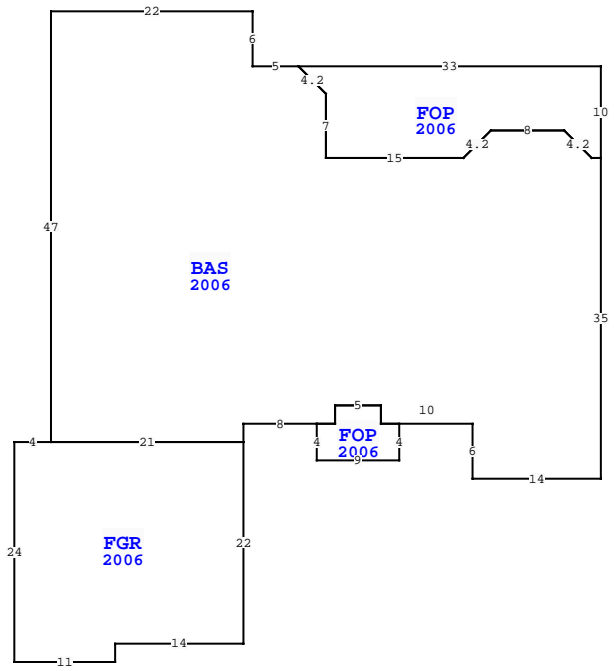




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	2,317	100	2006
FGR	572	55	2006
FOP	46	30	2006
FOP	272	30	2006
TOTALS	3,207		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,728	95.0400	125.45	342,228	2006	2006	0	0	8.65	91.35
1 SNGL FAM - 100% - 2022											
Heated Area: 2317											
HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			312,625
TOTAL MARKET OB/XF VALUE			7,602
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			385,227
SOH/AGL Deduction			63,252
ASSESSED VALUE			321,975
TOTAL EXEMPTION VALUE	WR HX HB SX		105,722
BASE TAXABLE VALUE			216,253
TOTAL JUST VALUE			385,227
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			370,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001150	REPAIR/RRF	16,900	02/15/2017
M10413	H/AC	0	10/01/2005
E15868	NEW CONSTR	2,000	09/01/2005
P09909	NEW CONSTR	0	08/01/2005
R0507113	REPAIR/RRF	1,500	02/01/2005
B0514407	NEW CONSTR	172,248	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/0990	4/30/2018	WD Q	Q	I	01	235,000
GRANTOR: JYZ JAMES T TRUSTEE						
GRANTEE: HINSON GERALD N						
1784/1479	3/07/2012	QC U	I	I	11	100
GRANTOR: JYZ JAMES T						
GRANTEE: JYZ JAMES T TRUSTEE						

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	0810	CONCRETE A	0	100	0	1,360.00	SF	6.50	6.50	100	2006	2006	3	86	7,602	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] N35 FOP=[YR=2006] N10 W33 D3 R3 S7 E15 U3 R3 E8 R3 D3 E1\$ W1 L3 U3 W8 L3 D3 W15 N7 U3 L3 W5N6W22 S47	
FGR=[YR=2006] W4S24E11 N2 E14 N22 W21\$ E21 N2 E8	
POP=[YR=2006] S4 E9 N4 W2N2W5S2W2\$ E2N2E5S2 E10 S6 E14\$.	

LAND DESCRIPTION		TOTAL OB/XF															7,602							
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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							