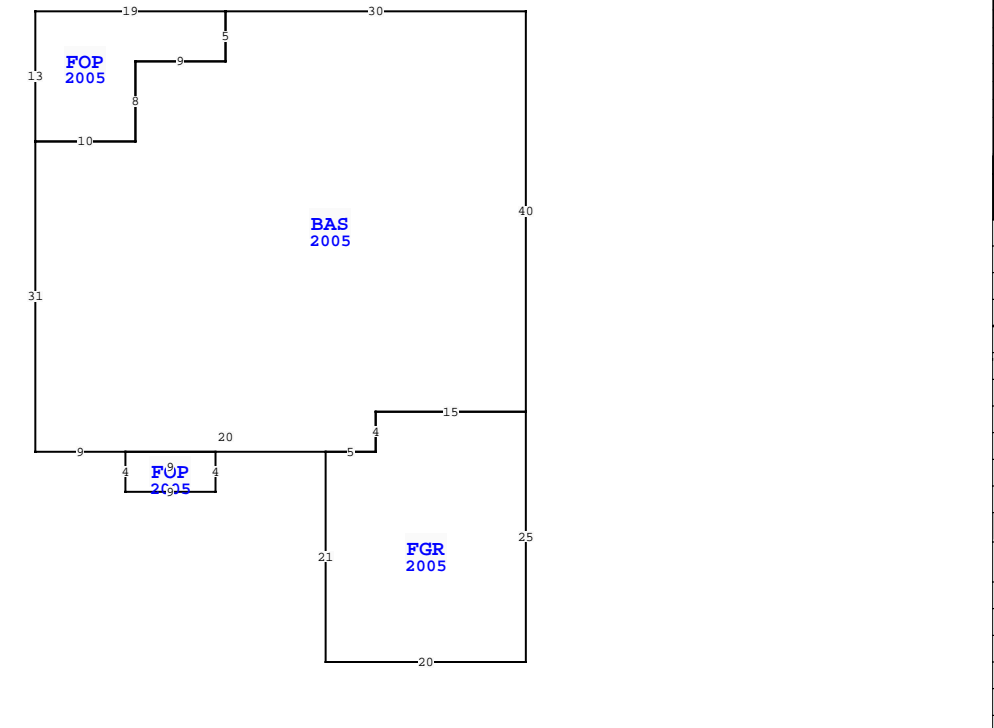


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,248	97.9020	129.23	290,509	2005	2005	0	0	14.25	85.75	



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,921	100	2005	1,921	212,875
FGR	480	55	2005	264	29,255
FOP	36	30	2005	11	1,219
FOP	175	30	2005	52	5,762
TOTALS	2,612			2,248	249,111

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE			249,111	
TOTAL MARKET OB/XF VALUE			3,791	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			317,902	
SOH/AGL Deduction			46,186	
ASSESSED VALUE			271,716	
TOTAL EXEMPTION VALUE			100,722	
BASE TAXABLE VALUE			170,994	
TOTAL JUST VALUE			317,902	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			306,852	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10491	MECH OTHER	0	10/01/2005
P09996	OTHER	0	09/01/2005
E15518	ELEC OTHER	0	08/01/2005
R07956	REPAIR/RRF	5,070	07/01/2005
B15672	NEW CONSTR	179,940	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2317/0426	10/29/2019	QC	U	I	11	70,000
GRANTOR: WATTS CHRISTINA						
GRANTEE: WATTS CHRISTINA A &						
2087/1425	12/09/2016	QC	U	I	11	70,100
GRANTOR: WATTS DANIEL P						
GRANTEE: WATTS CHRISTINA A						

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	868.00	SF	5.20	5.20	100	2005	2005	3	84	3,791	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2005] W30FOP=[YR=2005] W19S13E10N8 E9N5\$S5W9S8W10S31E9FOP=[YR=2005] S4 E9N4W9\$E20FGR=[YR=2005] S21E20N25W15 S4W5\$E5N4E15N40\$.	

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	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									