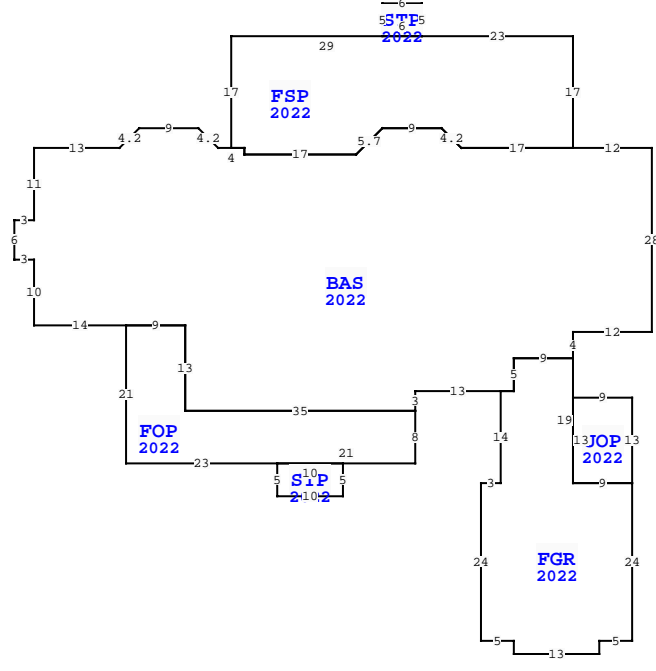


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4014.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	3,273	100
FGR	777	55
FOP	469	30
FSP	866	40
STP	30	10
STP	50	10
UOP	117	20
TOTALS	5,582	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	12	4,218	169.4968	267.80	1,129,580	2022	2022	0	0	0	0.50	99.50
1 SFR CUST - 100% - 2023												
Heated Area: 3273												
HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			1,123,932
TOTAL MARKET OB/XF VALUE			74,353
TOTAL LAND VALUE - MARKET			410,000
TOTAL MARKET VALUE			1,608,285
SOH/AGL Deduction			704,429
ASSESSED VALUE			903,856
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			853,134
TOTAL JUST VALUE			1,608,285
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,287,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106174	NEW CONSTR	503,337	05/13/2021
B21??	DOCK	0	05/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/1216	4/15/2019	WD Q	Q	V	01	250,000
GRANTOR: GRIMES THOMAS L & SAR						
GRANTEE: NEIL WILLIAM D & SA						
1376/0713	12/22/2005	WD U	U	V	19	861,857
GRANTOR: GRIMES LOGISTICS SERV						
GRANTEE: GRIMES THOMAS L & S						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0855	CONC PAVER	0	100	0	3,687.00	SF	10.00	10.00	100	2022	2022	3	99	36,501	
3	0300	BOAT DCK W	0	100	0	944.00	SF	40.00	40.00	100	2022	2022	3	95	35,872	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/15/2024	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2022] W12 FSP=[YR=2022] N17 W23 STP=[YR=2022] N5W6S5E6\$ W29 S17 E2 S1 E17 U4 R4 E9 D3 R3 E17\$ W17 U3 L3 W9 D4 L4 W17 N1 W4 U3 L3 W9 D3 L3 W13 S11 W3 S6 E3 S10 E14 FOP=[YR=2022] S21 E23 STP=[YR=2022] S5 E10 N5 W10\$ E21 N8 W35 N13 W9\$ E9 S13 E35 N3 E13 FGR=[YR=2022] S14 W3 S24 E5 S2 E13 N2 E5 N24 UOP=[YR=2022] N13 W9 S13 E9\$ W9 N19 W9 S5 W2\$ E2 N5 E9 N4 E12 N28\$.												

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	410,000.00	410,000.00	410,000								