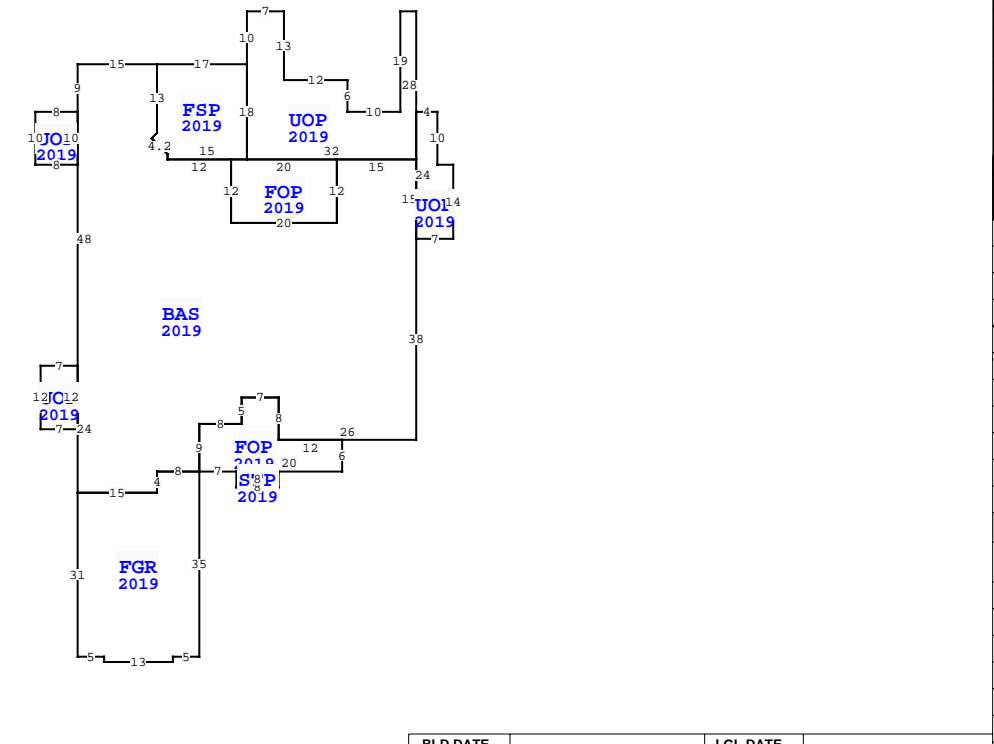


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	12	4,399	166.8040	263.55	1,159,356	2019	2019	0	0	0	2.00	98.00



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,136,169	
TOTAL MARKET OB/XF VALUE		66,349	
TOTAL LAND VALUE - MARKET		410,000	
TOTAL MARKET VALUE		1,612,518	
SOH/AGL Deduction		652,357	
ASSESSED VALUE		960,161	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		909,439	
TOTAL JUST VALUE		1,612,518	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,288,230	

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,543	100	2019	3,543	915,083
FGR	758	55	2019	417	107,702
FOP	240	30	2019	72	18,596
FOP	242	30	2019	73	18,854
FSP	303	40	2019	121	31,252
STP	24	10	2019	2	516
UOP	80	20	2019	16	4,133
UOP	84	20	2019	17	4,390
UOP	138	20	2019	28	7,231
UOP	550	20	2019	110	28,411
TOTALS	5,962			4,399	1,136,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909639	CO ISSUED	0	10/25/2019
19006146	POOL ENCL	0	06/11/2019
19002337	SWIM POOL	0	04/01/2019
B1909639	NEW CONSTR	482,152	01/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / V	RSN CD	SALE PRICE
2235/1767	10/31/2018	WD Q	Q	V	02	260,000

GRANTOR: OLEARY MICHAEL MARTIA  
GRANTEE: NIXON DREW CAMERON  
1376/0713 12/22/2005 WD U V 19 861,857  
GRANTOR: GRIMES LOGISTICS SERV  
GRANTEE: GRIMES THOMAS L ETA

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0811	CONCRETE B	0	100	0	1,068.00	SF	5.20	5.20	100	2019	2019	3	97	5,387	
3	0855	CONC PAVER	0	100	0	971.00	SF	10.00	10.00	100	2019	2019	3	97	9,419	
4	0855	CONC PAVER	0	100	0	246.00	SF	10.00	10.00	100	2019	2019	3	97	2,386	
5	0855	CONC PAVER	0	100	0	328.00	SF	10.00	10.00	100	2019	2019	3	97	3,182	
6	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	82	4,100	
7	0861	POOL GUNIT	0	100	0	346.00	SF	85.00	85.00	100	2019	2019	3	87	25,587	
8	0911	SCRN RM A	0	100	0	896.00	SF	17.50	17.50	100	2019	2019	3	82	12,858	

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

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>UOP=[YR=2019] W3 S19 W10 N6 W12 N13 W7 S10 FSP=[YR=2019] W17            BAS=[YR=2019] W15 S9 UOP=[YR=2019] W8 S10 E8 N10 S48            UOP=[YR=2019] W7 S12 E7 N12 S24 FGR=[YR=2019] S31 E5 S1 E13            N1 E5 N35 W8 S4 W15 S E15 N4 E8 FOP=[YR=2019] E7 STP=[YR=2019]            S3 E8 N3 W8 S E20 N6 W12 N8 W7 S5 W8 S9 S N9 E8 N5 E7 S8 E26            N38 UOP=[YR=2019] E7 N14 W3 N10 W4 S24 S N15 W15 FOP=[YR=2019]            W20 S12 E20 N12 S12 W20 N12 W12 N1 U3 L3 U1 R1 N13 S S13            D1 L1 D3 R3 S1 E15 N18 S18 E32 N28 S.</p>	

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								