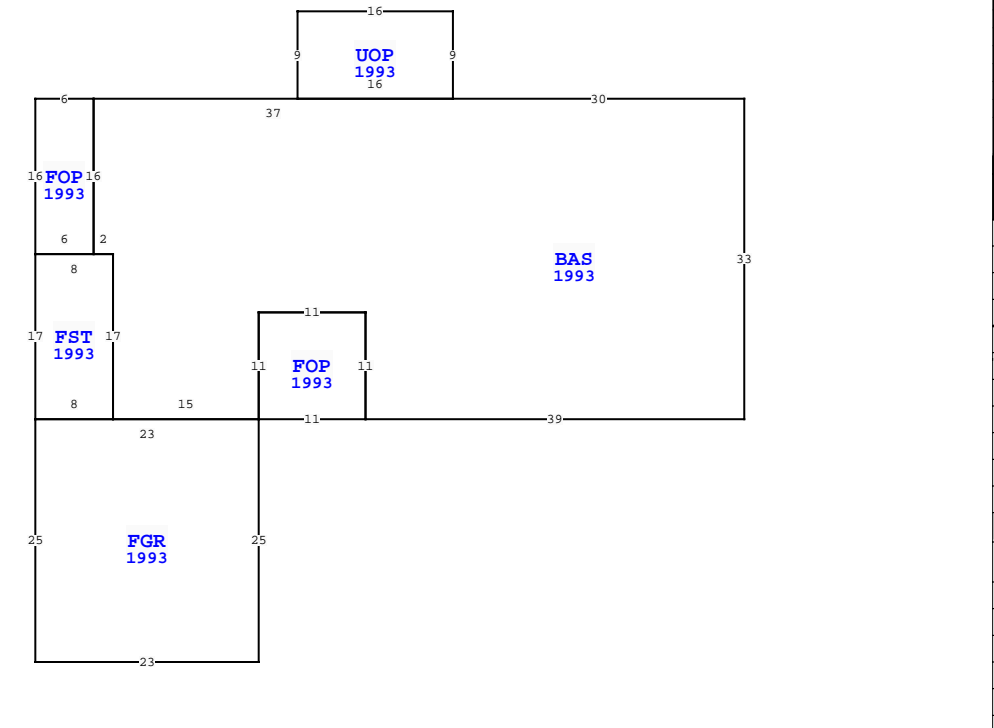


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,541	122.5728	161.80	411,134	1976	1996		0	0	23.50	76.50



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			314,518
TOTAL MARKET OB/XF VALUE			59,756
TOTAL LAND VALUE - MARKET			840,000
TOTAL MARKET VALUE			1,214,274
SOH/AGL Deduction			930,166
ASSESSED VALUE			284,108
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			233,386
TOTAL JUST VALUE			1,214,274
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,173,791

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,056	100	1993	2,056	254,486
FGR	575	55	1993	316	39,114
FOP	96	30	1993	29	3,589
FOP	121	30	1993	36	4,456
FST	136	55	1993	75	9,283
UOP	144	20	1993	29	3,589
TOTALS	3,128			2,541	314,518

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/22/2024
INC DATE			AG DATE	MLU

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	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	36	1,260	
2	0810	CONCRETE A	0	100	20	30	600.00	SF	6.50	6.50	100	1985	1985	3	44	1,716	
3	0680	POLE SHED	0	100	18	16	288.00	SF	10.00	10.00	100	1985	1985	3	20	576	
4	0300	BOAT DCK W	0	100	0	0	424.00	SF	28.00	28.00	100	1980	1980	3	20	2,374	
5	0511	GARAGE CB-	0	100	31	41	1,271.00	SF	60.00	60.00	100	1993	1993	3	64	48,806	
6	0810	CONCRETE A	0	100	41	20	820.00	SF	6.50	6.50	100	1993	1993	3	64	3,411	
7	0681	POLE SHED	0	100	12	16	192.00	SF	15.00	15.00	100	2010	2010	3	56	1,613	

TOTAL OB/XF												59,756					
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LAND DESCRIPTION																								
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	000131	C	RES CREEK	100	0005	RMH	280.00	325.00	280.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	840,000							

TOTAL OB/XF												59,756					
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
8792	GARAGE	20,500	03/26/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2468/0545	6/06/2021	QC	U	I	11	100

GRANTOR: KURLIN JOHNNY R JR &
GRANTEE: BRAGG PAMELA & WAND

0206/0702	1/01/1975	WD	U	V		1,500
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GRANTOR:
GRANTEE:

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W30 UOP=[YR=1993] N9 W16 S9 E16 \$ W37 FOP=[YR=1993] W6 S16 FST=[YR=1993] S17 FGR=[YR=1993] S25 E23 N25 FOP=[YR=1993] E11 N11 W11 S11 \$ W23 \$ E8 N17 W8 \$ E6 N16 \$ S16 E2 S17 E15 N11 E11 S11 E39 N33 \$.											