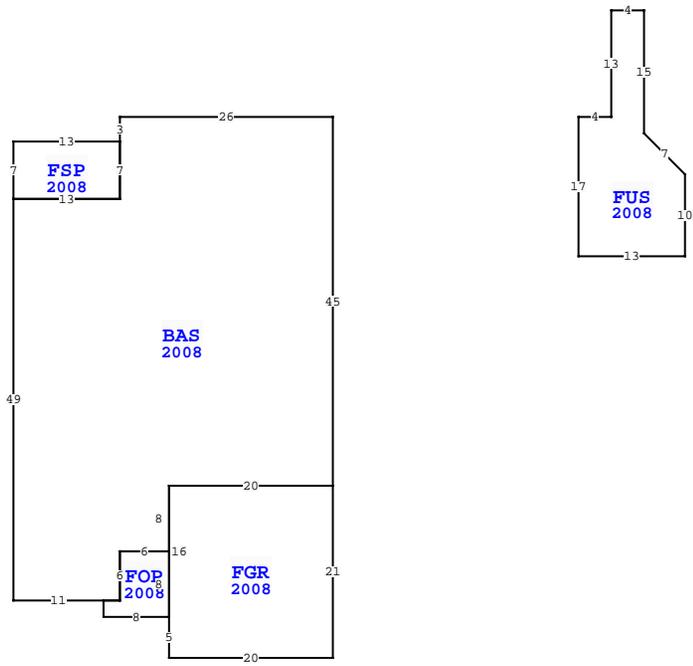


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,855	100	2008
FGR	420	55	2008
FOP	52	30	2008
FSP	91	40	2008
FUS	251	100	2008
TOTALS	2,669		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 2018	Heated Area: 2106								HX Base Yr 2018



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			253,525
TOTAL MARKET OB/XF VALUE			4,109
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			342,634
SOH/AGL Deduction			142,111
ASSESSED VALUE			200,523
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			149,801
TOTAL JUST VALUE			342,634
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13670	3.5 TON UNIT	0	03/01/2008
C21050	CO ISSUED	0	02/01/2008
R11018	REPAIR/RRF	1,500	02/01/2008
P13055	OTHER	0	02/01/2008
B21050	NEW CONSTR	204,040	02/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2340/1776	2/18/2020	QC	U	I	11	100

GRANTOR: HORNSBY JOHN C
GRANTEE: CANTRELL KATHERINE
2117/0222 4/27/2017 WD Q I 01 216,000
GRANTOR: HOLT DEWAYNE & SUSAN
GRANTEE: HORNSBY KATHERINE &

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
1	0811	CONCRETE B	0	100	0	898.00	SF	5.20	5.20	100	2008	2008

TOTAL OB/XF												
4,109												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2008] W26 S3 FSP=[YR=2008] W13 S7 E13 N7 \$ S7 W13 S49 E11 FOP=[YR=2008] S2 E8 FGR=[YR=2008] S5 E20 N21 W20 S16\$ N8 W6 S6 W2 \$ E2 N6 E6 N8 E20 N45 \$ PTR= E30 FUS=[YR=2008] E4 N13 E4 S15 D5 R5 S10 W13 N17 \$ W30 \$.												

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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00