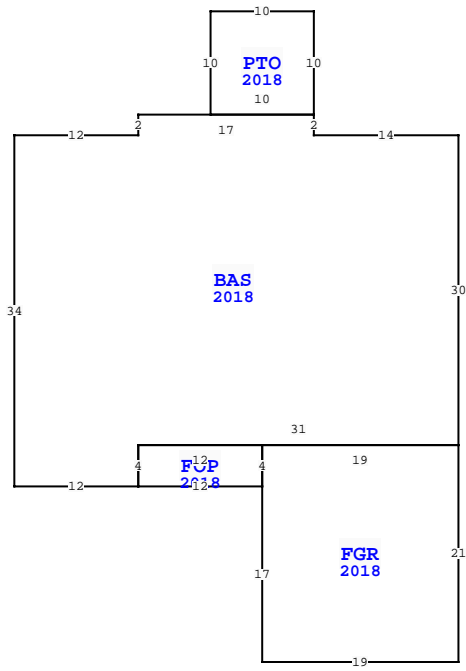


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	90
Interior Floo	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,372	100	2018
FGR	399	55	2018
FOP	48	30	2018
PTO	100	5	2018
TOTALS	1,919		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,610	129.1422	170.47	274,457	2018	2018	0	0	4.50	95.50
1 SNGL FAM - 100% - 2019 Heated Area: 1372 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			262,106
TOTAL MARKET OB/XF VALUE			4,959
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			327,065
SOH/AGL Deduction			130,102
ASSESSED VALUE			196,963
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			146,241
TOTAL JUST VALUE			327,065
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			300,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705353	CO ISSUED	0	05/18/2018
B1705353	NEW CONSTR	170,572	06/15/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2198/1579	5/21/2018	WD Q	Q	I	01	215,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: MAROUN GUS						
2104/0128	3/01/2017	WD Q	Q	V	05	72,000
GRANTOR: SPARKMAN MARY RUTH ET						
GRANTEE: FRANKLIN BRENTON M						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	28	3			6.50	100	2018
2	0811	CONCRETE B	0	100	0	0			5.20	100	2018

TOTAL OB/XF											
4,959											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF	2100.00	185.00	1.00	LT	1.00

BUILDING NOTES											
BAS=[YR=2018] W14 N2 PTO=[YR=2018] N10 W10 S10 E10\$ W17 S2 W12 S34E12 FOP=[YR=2018] E12 FGR=[YR=2018] S17 E19 N21 W19 S4\$ N4 W12 S4\$ N4 E31 N30\$.											

BUILDING DIMENSIONS											
BAS=[YR=2018] W14 N2 PTO=[YR=2018] N10 W10 S10 E10\$ W17 S2 W12 S34E12 FOP=[YR=2018] E12 FGR=[YR=2018] S17 E19 N21 W19 S4\$ N4 W12 S4\$ N4 E31 N30\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF	2100.00	185.00	1.00	LT	1.00