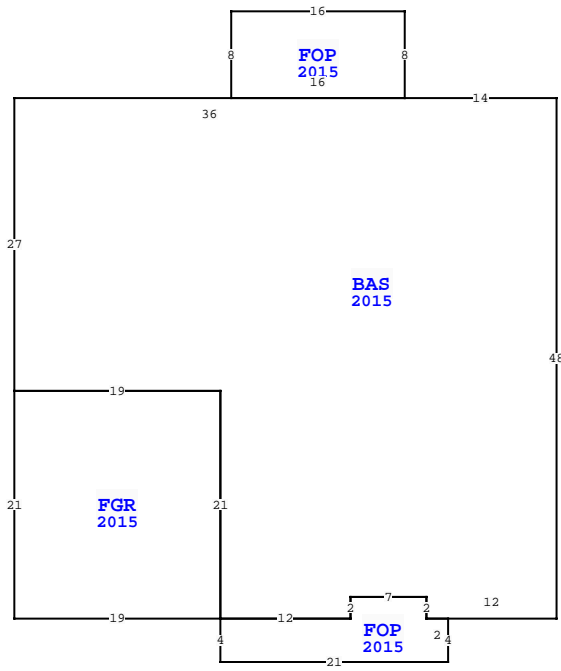




BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	10 ABOVE AVG 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 70				
Interior Floor	11 CLAY TILE 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	06 Quality Level 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4071.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	2015	1,987	242,713
FGR	399	55	2015	219	26,751
FOP	98	30	2015	29	3,542
FOP	128	30	2015	38	4,642
TOTALS	2,612			2,273	277,648

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,273	127.2383	127.24	289,217	2015	2015	0	0	4.00	96.00	
1 SINGLE FAM - 100% - 2023 Heated Area: 1987 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			277,648
TOTAL MARKET OB/XF VALUE			5,801
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			333,449
SOH/AGL Deduction			17,502
ASSESSED VALUE			315,947
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			265,225
TOTAL JUST VALUE			333,449
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429556	CO ISSUED	0	03/26/2015
B1429556	NEW CONSTR	245,445	11/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0330	12/08/2022	WD	Q	I	02	370,000
GRANTOR: WEBB JUSTIN K						
GRANTEE: WALL STEPHANIE						
2235/0879	11/07/2018	QC	U	I	11	100
GRANTOR: WEBB JUSTIN K & AMMIE						
GRANTEE: WEBB JUSTIN K						

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	0811	CONCRETE B	0	100	0	648.00	SF	5.20	5.20	100	2015	2015	3	95	3,201	
2	0471	VINYL FNC	0	100	0	84.00	LF	32.00	32.00	100	2015	2015	3	87	2,339	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

TOTAL OB/XF													5,801				
BLD DATE 05/17/2022 NW LGL DATE																	
XF DATE													LAND DATE				
INC DATE													AG DATE				

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2015] W14 FOP=[YR=2015] N8 W16 S8 E16 \$ W36 S27												
FGR=[YR=2015] S21 E19 FOP=[YR=2015] S4 E21 N4 W2 N2 W7 S2												
W12 \$ N21 W19 \$ E19 S21 E12 N2 E7 S2 E12 N48 \$.												

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								