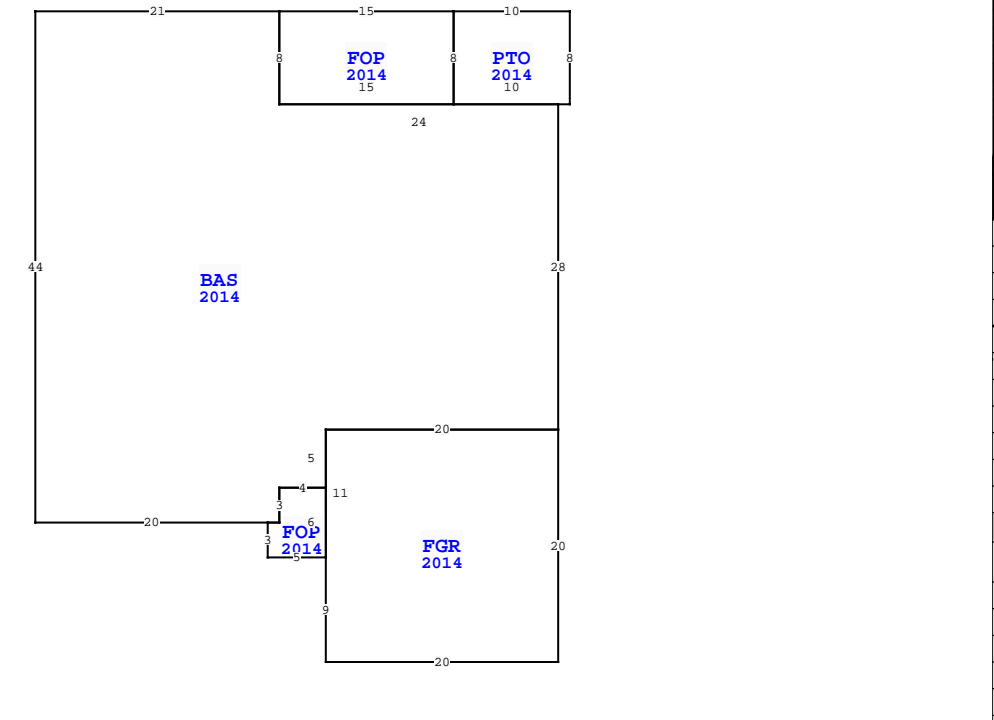


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,884	128.3653	128.37	241,849	2014	2014	0	0	0	4.50	95.50



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	1,616	100	2014	1,616	198,111
FGR	400	55	2014	220	26,970
FOP	27	30	2014	8	981
FOP	120	30	2014	36	4,413
PTO	80	5	2014	4	490
TOTALS	2,243			1,884	230,966

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	0			5.20	100	2014	2014	3	94	2,591	

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE				230,966
TOTAL MARKET OB/XF VALUE				2,591
TOTAL LAND VALUE - MARKET				50,000
TOTAL MARKET VALUE				283,557
SOH/AGL Deduction				89,831
ASSESSED VALUE				193,726
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				143,004
TOTAL JUST VALUE				283,557
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				273,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429251	CO ISSUED	0	01/30/2015
B1429251	NEW CONSTR	199,068	08/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/0950	10/27/2017	WD	Q	I	01	210,000

GRANTOR: IVEY ELIZABETH S
GRANTEE: SMITH AARON & KELLI
1969/0505 3/17/2015 WD Q I 02 179,900
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: IVEY ELIZABETH S

BUILDING NOTES

BUILDING DIMENSIONS
PTO=[YR=2014] W10 FOP=[YR=2014] W15 BAS=[YR=2014] W21 S44 E20 FOP=[YR=2014] S3 E5 FGR=[YR=2014] S9 E20 N20 W20 S11 \$ N6 W4 S3 W1 \$ E1 N3 E4 N5 E20 N28 W24 N8 \$ S8 E15 N8 \$ S8 E10 N8 \$.

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	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									