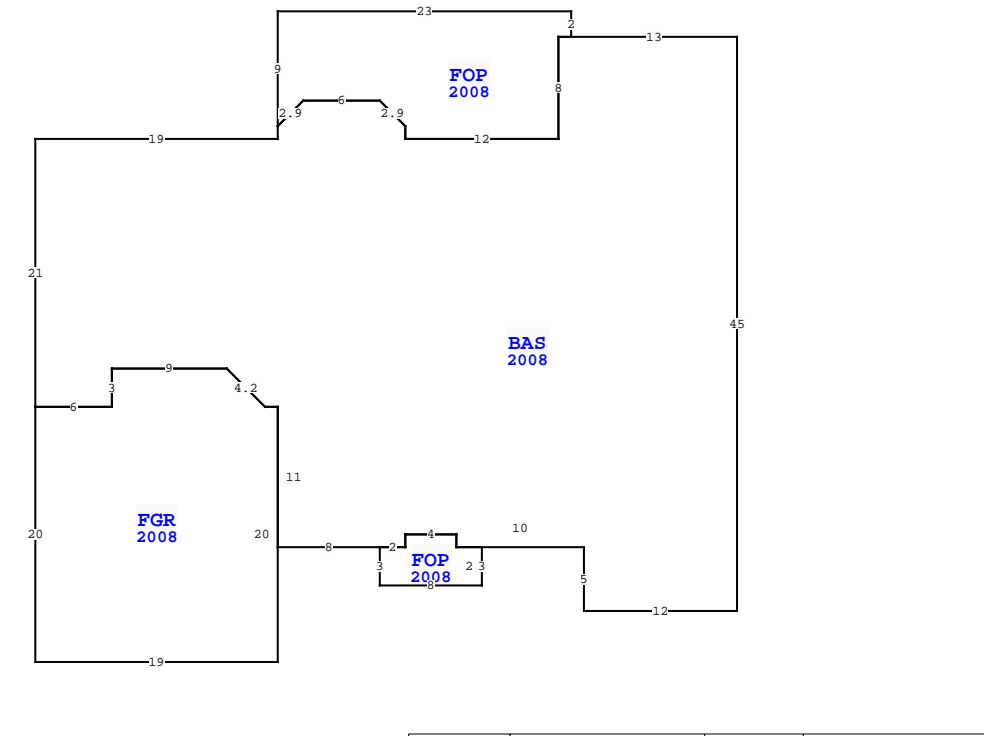




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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
1	SINGLE FAM - 100%	2,023	121.6033	121.60	244,173	2008	2008	0	0	0	92.35



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	1,714	100	2008	1,714	192,478
FGR	412	55	2008	227	25,491
FOP	28	30	2008	8	899
FOP	196	30	2008	59	6,625
TOTALS	2,350			2,008	225,494

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	225,494		
TOTAL MARKET OB/XF VALUE	3,586		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	279,080		
SOH/AGL Deduction	13,635		
ASSESSED VALUE	265,445		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	214,723		
TOTAL JUST VALUE	279,080		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	269,006		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21037	CO ISSUED	0	04/16/2009
M13679	3 TON UNIT	0	03/01/2008
R11010	REPAIR/RRF	15,000	02/01/2008
P13025	OTHER	0	02/01/2008
B21037	NEW CONSTR	198,900	02/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/0530	8/16/2022	WD	Q	I	02	330,000
GRANTOR: WALTERS DONNA B						
GRANTEE: ODEN JAMES WILLARD						
2089/0490	12/15/2016	QC	U	I	11	100
GRANTOR: WALTERS JASON E						
GRANTEE: WALTERS DONNA B						

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	705.00	SF	5.20	5.20	100	2008	2008	3	88	3,226	
2	0810	CONCRETE A	0	100	21	63.00	SF	6.50	6.50	100	2008	2008	3	88	360	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W13 FOP=[YR=2008] N2 W23 S9 U2 R2 E6 D2 R2 S1 E12 N8 E1 S W1 S8 W12 N1 U2 L2 W6 D2 L2 S1 W19 S21 FGR=[YR=2008] S20 E19 N20 W1 U3 L3 W9 S3 W6 S E6 N3 E9 D3 R3 E1 S11 E8 FOP=[YR=2008] S3 E8 N3 W2 N1 W4 S1 W2 S E2 N1 E4 S1 E10 S5 E12 N45 \$.	

LAND DESCRIPTION		TOTAL OB/XF															3,586							
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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							