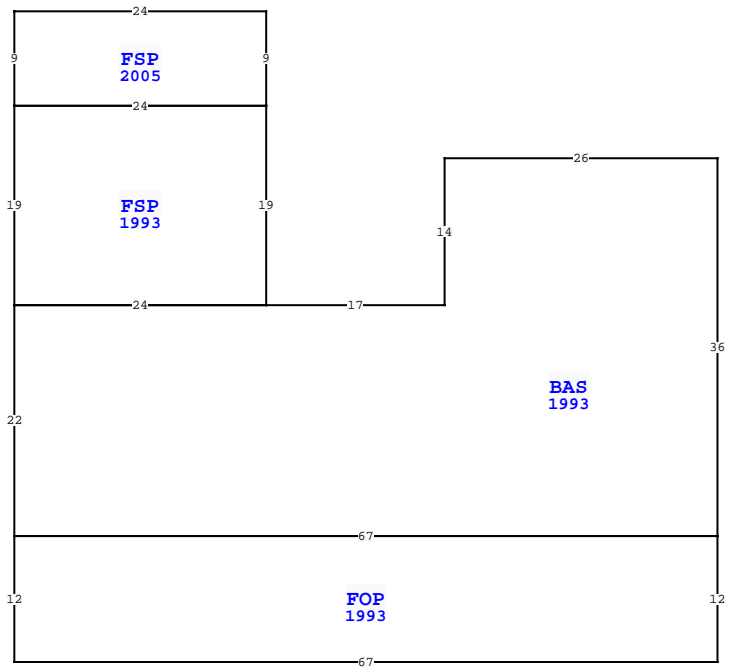




BUILDING CHARACTERISTICS		CD		CONSTRUCTION	
Exterior Wall	12	CEDAR	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	50		
Roof Cover	12	MODULAR MT	50		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
BUD8 Adjustme	04	DIST 01	100		
Occupancy	00	NONE	100		
Quality	03	Quality Level	03		
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC		4048.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	1993	1,838	160,876
FOP	804	30	1993	241	21,095
FSP	456	40	1993	182	15,930
FSP	216	40	2005	86	7,527
TOTALS	3,314			2,347	205,427

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,347	111.5000	111.50	261,690	1917	1981	0	0	21.50	78.50
1 SINGLE FAM - 100% - 2017 Heated Area: 1838 HX Base Yr 2017											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			205,427
TOTAL MARKET OB/XF VALUE			8,241
TOTAL LAND VALUE - MARKET			120,700
TOTAL MARKET VALUE			334,368
SOH/AGL Deduction			130,228
ASSESSED VALUE			204,140
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			153,418
TOTAL JUST VALUE			334,368
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2023/1227	1/11/2016	WD	Q	I	01	165,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: MARSH RUSSELL A & A						
2023/1224	1/05/2016	QC	U	I	11	100
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

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	0810	CONCRETE A	0 100	15	16	240.00	SF	6.50	6.50	100	1980	1980	3	30	468	
2	0681	POLE SHED	0 100	22	33	726.00	SF	15.00	15.00	100	1980	1980	3	20	2,178	
3	0681	POLE SHED	0 100	19	33	627.00	SF	15.00	15.00	100	1980	1980	3	20	1,881	
4	0510	GARAGE WD-	0 100	24	33	792.00	SF	23.45	23.45	100	1980	1980	3	20	3,714	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W26 S14 W17 FSP=[YR=1993] N19 FSP=[YR=2005] N9 W24 S9 E24\$ W24 S19 E24\$ W24 S22 FOP=[YR=1993] S12 E67 N12 W67 \$ E67 N36\$ .			

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	0006	OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	85,000.00	85,000.00	120,700							