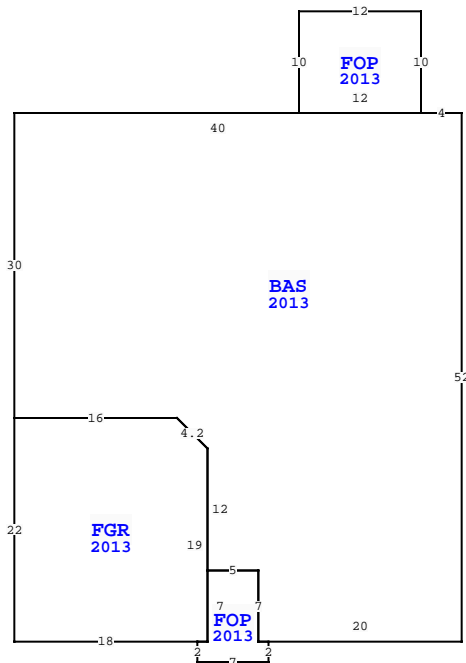


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating 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	4063.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,840	100	2013
FGR	414	55	2013
FOP	49	30	2013
FOP	120	30	2013
TOTALS	2,423		
TOTALS		2,119	242,451

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% - 2022			Heated Area: 1840			HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			242,451
TOTAL MARKET OB/XF VALUE			3,801
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			371,252
SOH/AGL Deduction			89,280
ASSESSED VALUE			281,972
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			231,250
TOTAL JUST VALUE			371,252
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			328,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226565	CO ISSUED	0	03/21/2013
M1317831	H/AC	0	01/01/2013
P1216254	NEW CONSTR	0	12/01/2012
B1226565	NEW CONSTR	215,250	11/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/1531	4/23/2021	WD	Q	I	01	272,000
GRANTOR: SHOWALTER ZACHARY L						
GRANTEE: EDWARDS FRANKLIN L						
2149/1591	10/02/2017	WD	Q	I	01	225,000
GRANTOR: ROSS BRANDON K & TIFF						
GRANTEE: SHOWALTER ZACHARY L						

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	2013	2013	3	93	3,801	

BLD DATE		03/03/2023	NW	LGL DATE	04/03/2025	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2013] W4 FOP=[YR=2013] N10 W12 S10 E12 \$ W40 S30 FGR=[YR=2013] S22 E18 FOP=[YR=2013] S2 E7 N2 W1 N7 W5 S7 W1 \$ E1 N19 U3 L3 W16 \$ E16 D3 R3 S12 E5 S7 E20 N52 \$.	

LAND DESCRIPTION		TOTAL OB/XF															3,801							
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							