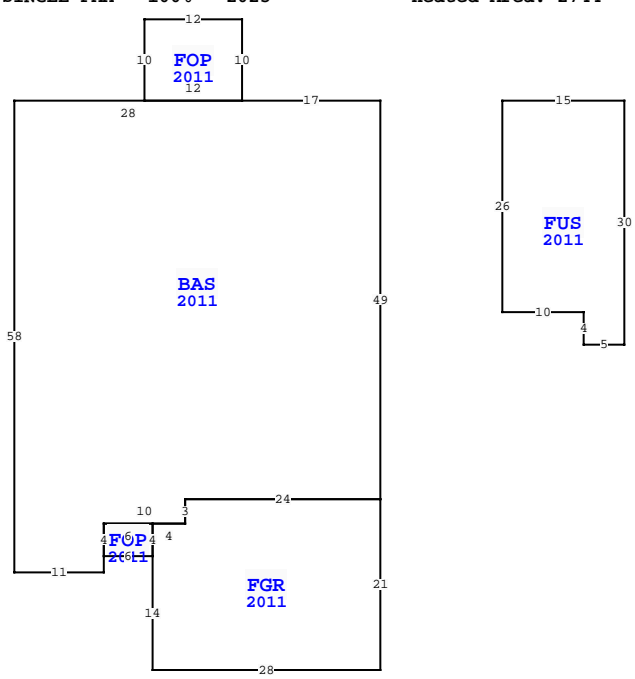


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	13	LVT/LAMNT 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,334	100	2011	2,334	256,043
FGR	576	55	2011	317	34,775
FOP	24	30	2011	7	768
FOP	120	30	2011	36	3,949
FUS	410	100	2011	410	44,978
TOTALS	3,464			3,104	340,513

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,104	116.8860	116.89	362,827	2011	2011	0	0	6.15	93.85	
1 SINGLE FAM - 100% - 2023 Heated Area: 2744 HX Base Yr 2023												



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			340,513
TOTAL MARKET OB/XF VALUE			65,001
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			530,514
SOH/AGL Deduction			150,466
ASSESSED VALUE			380,048
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			329,326
TOTAL JUST VALUE			530,514
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			491,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105891	SCRN ENCLSR	29,409	05/10/2021
B2100179	SWIM POOL	67,240	01/12/2021
C24318	CO ISSUED	0	05/02/2011
E23223	ELEC OTHER	0	02/01/2011
M15909	H/AC	0	02/01/2011
P14622	NEW CONSTR	0	02/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/1961	4/27/2022	WD	U	I	37	575,000
GRANTOR: HILL JOHN M & SHARON						
GRANTEE: LEATHERWOOD SUSAN E						
2403/0461	10/23/2020	WD	Q	I	02	349,900
GRANTOR: LAIRSEY WILLIAM JR &						
GRANTEE: HILL JOHN M & SHARO						

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	0812	CONCRETE C	0	100	0	0	1,204.00	SF	4.00	4.00	100	2011	2011	3	91	4,383	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2011	2011	3	91	355	
3	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2021	2021	3	93	33,201	
4	0911	SCRN RM A	0	100	37	31	1,147.00	SF	17.50	17.50	100	2021	2021	3	90	18,065	
5	0855	CONC PAVER	0	100	0	0	727.00	SF	10.00	10.00	100	2021	2021	3	99	7,197	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
TOTALS													65,001				

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	000116	C	RES MARSH	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000								