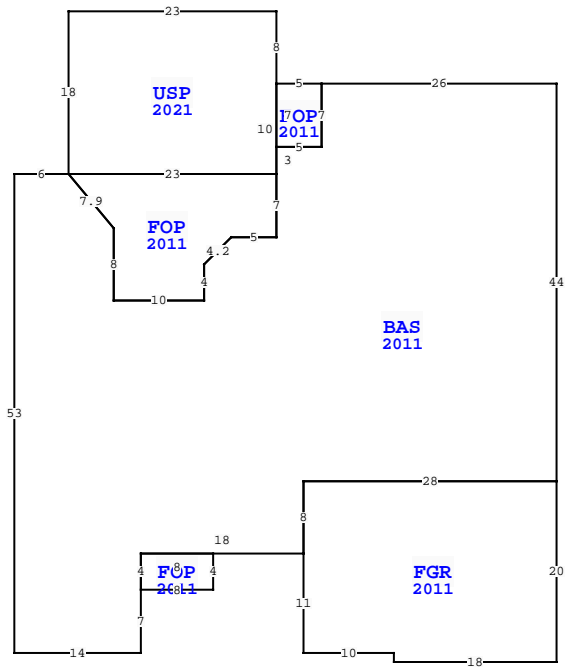


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	31	HARDIE BRD	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	2,510	100	2011
FGR	550	55	2011
FOP	32	30	2011
FOP	35	30	2011
FOP	216	30	2011
USP	414	30	2021
TOTALS	3,757		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,021	111.5224	111.52	336,902	2011	2011	0	0	6.35	93.65
1 SINGLE FAM - 100% - 2023 Heated Area: 2510 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			315,509
TOTAL MARKET OB/XF VALUE			10,287
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			450,796
SOH/AGL Deduction			31,645
ASSESSED VALUE			419,151
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			368,429
TOTAL JUST VALUE			450,796
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			409,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012694	USP	9,563	12/17/2021
C24635	CO ISSUED	0	09/07/2011
M16261	H/AC	0	06/01/2011
E23457	NEW CONSTR	0	05/01/2011
P14764	NEW CONSTR	0	05/01/2011
B24635	NEW CONSTR	277,809	04/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0948	11/09/2022	WD Q	Q	I	01	465,000
GRANTOR: MCKENDREE JOSHUA D						
GRANTEE: ONEAL AERICKA B & B						
2362/1595	5/20/2020	WD Q	Q	I	01	328,000
GRANTOR: MARTIN JONATHAN & APR						
GRANTEE: MCKENDREE JOSHUA D						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	1,218.00	SF	4.00	4.00	100	2011
2	0810	CONCRETE A	0	100	24	72.00	SF	6.50	6.50	100	2011
3	0476	VF 6 SBPL	0	100	0	200.00	LF	32.00	32.00	100	2012
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2012

TOTAL OB/XF												10,287			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000116	C	RES MARSH	100	0003	RSF-1	0.00	0.00	1.00	LT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W26 FOP=[YR=2011] W5 USP=[YR=2021] N8 W23 S18 E23 N10\$ S7 E5N7\$ S7 W5 S3 FOP=[YR=2011] W23 D6 R5 S8 E10 N4 U3 R3 E5 N7\$ S7 W5 D3 L3 S4 W10 N8 L5 U6 W6 S53 E14 N7 FOP=[YR=2011] E8 N4W8 S4\$ N4 E18 FGR=[YR=2011] S11 E10S1 E18 N20 W28 S8\$ N8 E28 N44\$.											

LAND DESCRIPTION												TOTAL OB/XF				10,287			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	000116	C	RES MARSH	100	0003	RSF-1	0.00	0.00	1.00	LT									