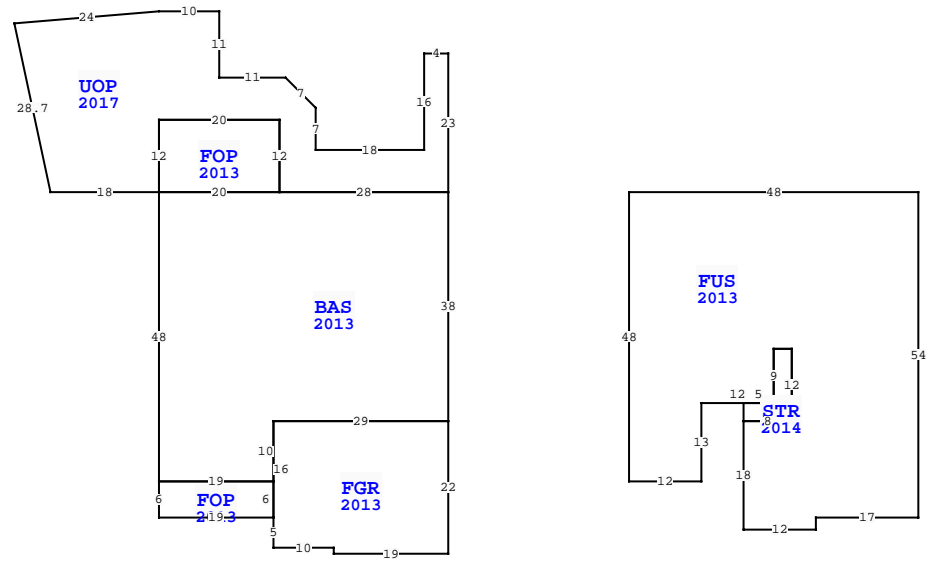


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	50
Exterior Wall	30	VINYL	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	6	100	
Bathrooms	4.5	100	
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
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	2,014	100	2013
FGR	628	55	2013
FOP	114	30	2013
FOP	240	30	2013
FUS	2,360	100	2013
STR	51	10	2014
UOP	1,182	20	2017
TOTALS	6,589		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,066	118.0850	118.08	598,193	2013	2013	0	0	5.25	94.75
1 SINGLE FAM - 100% - 2025										Heated Area: 4374	
										HX Base Yr 2025	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			566,788
TOTAL MARKET OB/XF VALUE			76,816
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			768,604
SOH/AGL Deduction			96,694
ASSESSED VALUE			671,910
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			621,188
TOTAL JUST VALUE			768,604
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			662,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707569	SCRN ENCLSR	27,919	12/01/2017
B1706992	SWIM POOL	82,500	08/04/2017
B1327013	CO ISSUED	0	09/24/2013
B1327013	NEW CONSTR	0	03/01/2013
B24888	NEW CONSTR	278,512	07/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2752/117	11/13/2024	WD	Q	I	02	815,000
GRANTOR: LASTER BRITTANY & CLA						
GRANTEE: FIFE STEPHEN WILLIA						
2583/0765	8/02/2022	WD	Q	I	01	785,000
GRANTOR: MICKLER JUDD P & KIMB						
GRANTEE: LASTER BRITTANY & C						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	
2	0811	CONCRETE B	0	100	0	1,380.00	SF	5.20	5.20	100	2013	2013	3	93	6,674	
3	0476	VF 6 SBPL	0	100	0	176.00	LF	32.00	32.00	100	2014	2014	3	85	4,787	
4	0861	POOL GUNIT	0	100	0	600.00	SF	85.00	85.00	100	2017	2017	3	81	41,310	
5	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480	
6	0911	SCRN RM A	0	100	0	1,200.00	SF	17.50	17.50	100	2017	2017	3	74	15,540	
7	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	74	3,700	

TOTAL OB/XF										76,816						
BLD DATE	03/03/2023	NW	LGL DATE													
XF DATE			LAND DATE	04/03/2025	MLU											
INC DATE			AG DATE													

BUILDING NOTES									
FUS=[YR=2013;ORIG=30,0] E48 S54 W17 S2 W12 N18 E8 N12 W3 S9 W12 S13 W12 N48 \$									
BAS=[YR=2013;ORIG=0,0] W28 W20 S48 E19 N10 E29 N38 \$									
UOP=[YR=2017;ORIG=0,0] N23 W4 S16 W18 N7 U5L5 W11 N11 W10 D2L24 D28R6 E18 N12 E20 S12 E28 \$									
FGR=[YR=2013;ORIG=-29,54] S5 E10 S1 E19 N22 W29 S16 \$									
FOP=[YR=2013;ORIG=-28,0] N12 W20 S12 E20 \$									
FOP=[YR=2013;ORIG=-48,48] S6 E19 N6 W19 \$									
STR=[YR=2014;ORIG=49,38] N3 E5 N9 E3 S12 W8 \$									
PTR=[ORIG=0,0] E30 W30 \$									

LAND DESCRIPTION										TOTAL OB/XF										76,816									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	125,000.00	125,000.00	125,000													