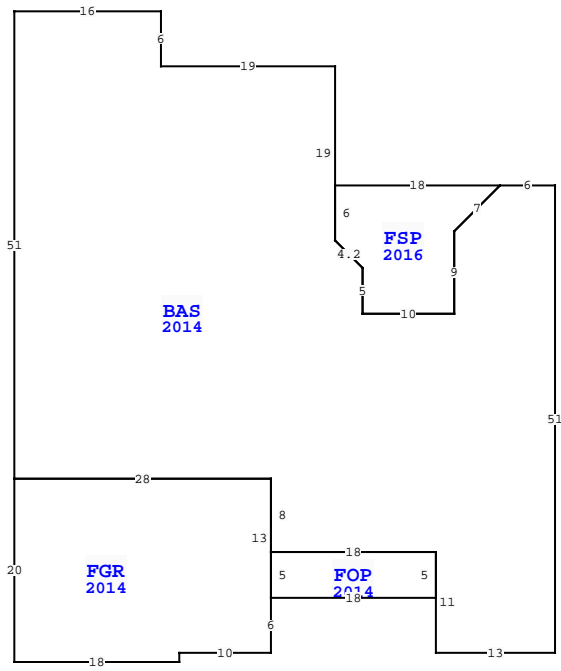


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	16	WD FR STUC	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	70	
Interior Floor	11	CLAY TILE	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms	4	100		
Bathrooms	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	TOT ADJ AREA
BAS	2,655	100	2014	2,655
FGR	550	55	2014	302
FOP	90	30	2014	27
FSP	175	40	2016	70
TOTALS	3,470			3,054

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,054	114.2548	114.25	348,920	2014	2014	0	0	5.00	95.00
1 SINGLE FAM - 100% - 2022											
Heated Area: 2655					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			331,474
TOTAL MARKET OB/XF VALUE			6,139
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			462,613
SOH/AGL Deduction			117,207
ASSESSED VALUE			345,406
TOTAL EXEMPTION VALUE	HX HB VX	55,722	
BASE TAXABLE VALUE			289,684
TOTAL JUST VALUE			462,613
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			422,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327393	CO ISSUED	0	02/28/2014
B1327393	NEW CONSTR	305,392	07/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/1094	9/02/2021	WD Q	Q	I	01	395,000
GRANTOR: WARD MARVIN THOMAS &						
GRANTEE: BOWLING PAUL B & AB						
2052/1848	6/03/2016	WD Q	Q	I	01	300,000
GRANTOR: GAINES NICHOLAS & COU						
GRANTEE: WARD MARVIN THOMAS						

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	1,256.00	SF	5.20	5.20	100	2014	2014	3	94	6,139	

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=2014] W6 FSP=[YR=2016] W18 S6 D3 R3 S5 E10 N9 U5 R5 \$ L5 D5 S9 W10 N5 L3 U3 N19 W19 N6 W16 S51 FGR=[YR=2014] S20 E18 N1 E10 N6 FOP=[YR=2014] E18 N5 W18 S5 \$ N13 W28 \$ E28 S8 E18 S11 E13 N51 \$.	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							