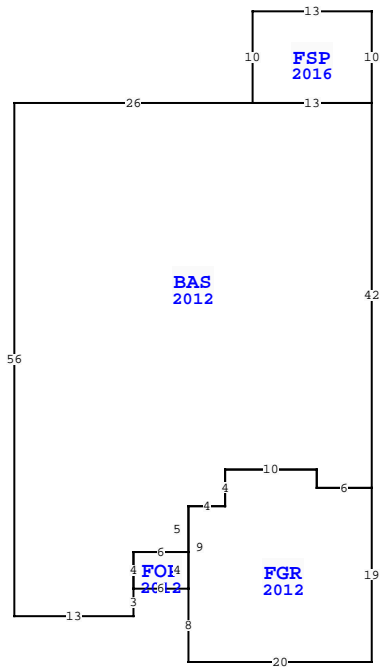




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	70	
Exterior Wall	16		WD FR STUC	30	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100	2012	1,850	217,330
FGR	392	55	2012	216	25,374
FOP	24	30	2012	7	823
FSP	130	40	2016	52	6,109
TOTALS	2,396			2,125	249,635

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%	- 2020		264,584	2012	2012	0	0	0	94.35
				Heated Area: 1850							
					HX Base Yr 2020						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			249,635
TOTAL MARKET OB/XF VALUE			34,582
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			409,217
SOH/AGL Deduction			160,531
ASSESSED VALUE			248,686
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			197,964
TOTAL JUST VALUE			409,217
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			367,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633210	SWIM POOL	29,000	10/01/2016
C25098	CO ISSUED	0	02/02/2012
M16714	H/AC	0	01/03/2012
E23889	NEW CONSTR	0	10/01/2011
B25098	NEW CONSTR	203,308	09/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2280/1605	5/29/2019	WD Q	Q	I	02	289,000
GRANTOR: PALMER HUGH T & JACQU						
GRANTEE: PRUNEAU MAURICE L J						
2055/0197	6/23/2016	WD Q	Q	I	01	207,500
GRANTOR: NORMAN DONALD JAMES S						
GRANTEE: PALMER HUGH T & JAC						

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	788.00	SF	5.20	5.20	100	2012	2012	3	92	3,770	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2012	2012	3	92	269	
3	0861	POOL GUNIT	0	100	27	10	270.00	SF	85.00	85.00	100	2016	2016	3	78	17,901	
4	0855	CONC PAVER	0	100	0	0	591.00	SF	10.00	10.00	100	2016	2016	3	95	5,615	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534	
6	0476	VF 6 SBPL	0	100	0	0	228.00	LF	32.00	32.00	100	2016	2016	3	89	6,493	

TOTAL OB/XF												34,582			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
03/03/2023			NW	04/03/2025	MLU										

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=2016] W13 S10 BAS=[YR=2012] W26 S56 E13 N3											
FOP=[YR=2012] E6 FGR=[YR=2012] S8 E20 N19 W6 N2 W10 S4 W4											
S9 S N4 W6 S4 S N4 E6 N5 E4 N4 E10 S2 E6 N42 W13 S E13 N10 S.											

LAND DESCRIPTION												TOTAL OB/XF												34,582			
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	000134	C	RES POND	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										