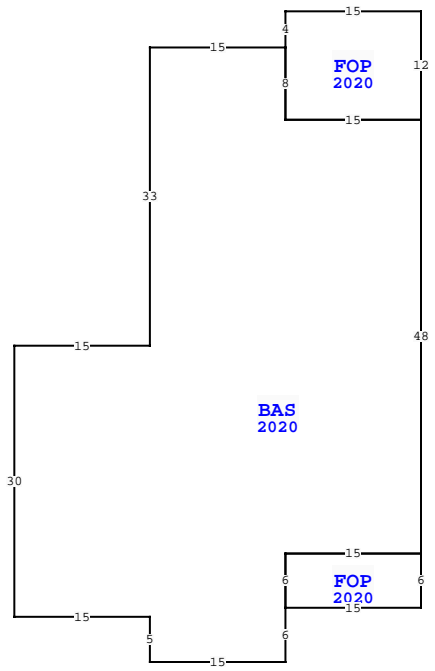




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 60	
Interior Floo	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4082.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,190	100	2020
FOP	90	30	2020
FOP	180	30	2020
TOTALS	2,460		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0200	01	2,271	129.3796	116.44	264,435	2020	2020	0	0	1.50	98.50	
1 SFR MODULR - 100% - 2021 Heated Area: 2190 HX Base Yr 2021												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			283,065
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			383,065
SOH/AGL Deduction			95,544
ASSESSED VALUE			287,521
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			236,799
TOTAL JUST VALUE			383,065
NCON VALUE			22,597
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20-12122	GARAGE 24X45	52,164	12/07/2020
20009382	CO ISSUED	0	10/07/2020
20004863	MODULAR HM	250,000	07/29/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2331/1249	1/10/2020	WD Q	Q	V	01	48,000
GRANTOR: SPARKMAN ANDREW						
GRANTEE: STALLARD JAMISON L						
2222/1001	9/06/2018	WD Q	Q	I	01	39,000
GRANTOR: CARROLL JOANN						
GRANTEE: SPARKMAN ANDREW						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
FOP=[YR=2020] W15 S4 BAS=[YR=2020] W15 S33 W15 S30 E15 S5 E15 N6 FOP=[YR=2020] E15 N6 W15 S6\$ N6 E15 N48 W15 N8\$ S8 E15 N12\$.												

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	DPHT 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	100,000.00	100,000.00	100,000								

