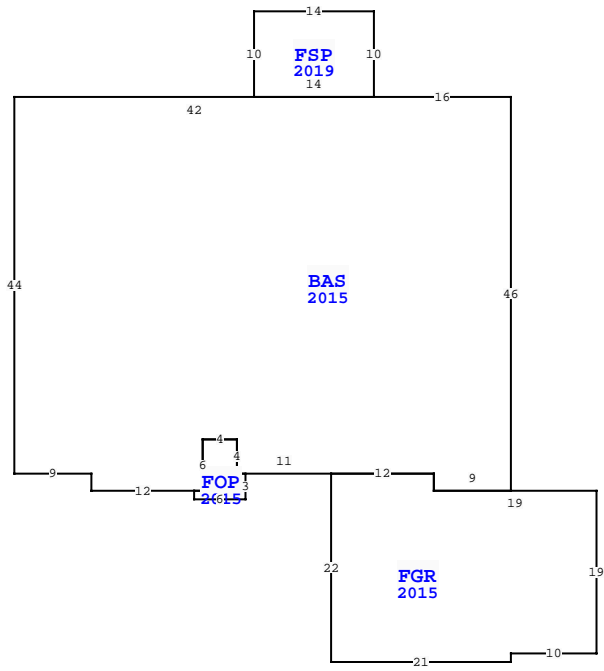


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4033.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,580	100	2015
FGR	634	55	2015
FOP	32	30	2015
FSP	140	40	2019
TOTALS	3,386		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,995	100.4625	132.61	397,167	2015	2015	0	0	6.75	93.25
1 SNGL FAM - 100% - 2017 Heated Area: 2580 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		370,358	
TOTAL MARKET OB/XF VALUE		12,618	
TOTAL LAND VALUE - MARKET		131,250	
TOTAL MARKET VALUE		514,226	
SOH/AGL Deduction		333,272	
ASSESSED VALUE		180,954	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		130,232	
TOTAL JUST VALUE		514,226	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		445,153	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531014	CO ISSUED	0	12/11/2015
B1531014	NEW CONSTR	320,029	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2020/0386	12/18/2015	SW	Q	I	01	266,200
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: SHEPARD LAWRENCE H						
1994/0420	7/24/2015	WD	Q	V	01	39,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	42	3			126.00	100	2015
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2015
3	0462	ST/AL FNC	0	100	195	0	SF	10.00	10.00	100	2016
4	0463	FENCE GATE	0	100	0	0	UT	300.00	300.00	100	2016

TOTAL OB/XF												12,618			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
03/03/2023			NW	04/03/2025	MLU										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2015] W16 FSP=[YR=2019] N10 W14 S10 E14\$ W42 S44 E9 S2 E12 FOP=[YR=2015] S1 E6 N3 W1 N4 W4 S6 W1\$ E1 N6 E4 S4 E11 FGR=[YR=2015] S22 E21 N1 E10 N19 W19 N2 W12 \$ E12 S2 E9 N46\$.											

LAND DESCRIPTION												TOTAL OB/XF												12,618			
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	125,000.00	131,250.00	131,250										