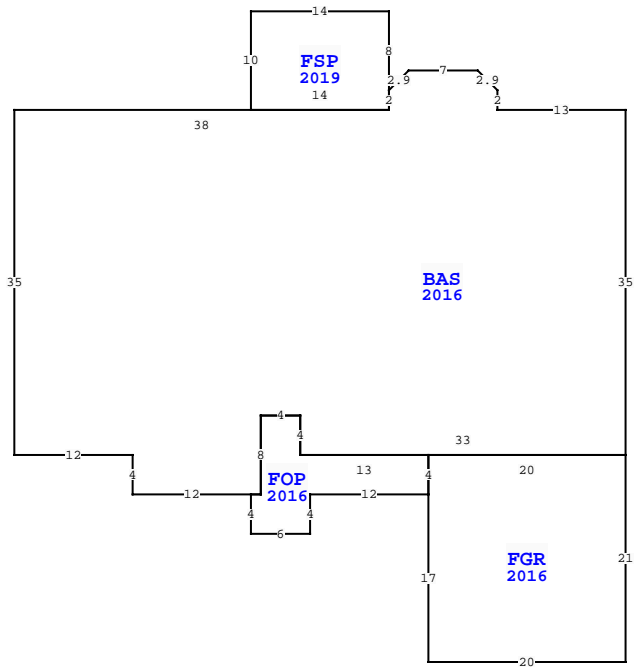




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,246	100	2016
FGR	420	55	2016
FOP	108	30	2016
FSP	140	40	2019
TOTALS	2,914		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,565	98.6784	130.26	334,117	2016	2016	0	0	6.00	94.00
1 SNGL FAM - 100% - 2024 Heated Area: 2246 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			314,070
TOTAL MARKET OB/XF VALUE			16,663
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			455,733
SOH/AGL Deduction			52,625
ASSESSED VALUE			403,108
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			352,386
TOTAL JUST VALUE			455,733
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			391,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531215	CO ISSUED	0	02/22/2016
B1531215	NEW CONSTR	280,314	10/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/663	4/12/2023	WD Q	Q	I	01	462,500
GRANTOR: SHEPARD WILLIAM T & M						
GRANTEE: RICHARDSON JAMIE L						
2031/1208	2/29/2016	SW Q	Q	I	01	230,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: SHEPARD WILLIAM T &						

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	0810	CONCRETE A	0	100	34	3			6.50	100	2016	2016	3	95	630	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2016	2016	3	95	8,581	
3	0476	VF 6 SBPL	0	100	0	0			32.00	100	2017	2017	3	90	3,888	
4	0470	VNYL GATE	0	100	0	0			300.00	100	2017	2017	3	90	540	
5	0462	ST/AL FNC	0	100	85	0			10.00	100	2017	2017	3	81	2,754	
6	0463	FENCE GATE	0	100	0	0			300.00	100	2017	2017	3	90	270	

BLD DATE		03/03/2023	NW	LGL DATE	
XF DATE				04/03/2025	MLU
INC DATE					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W13 N2 U2 L2 W7 D2 L2 FSP=[YR=2019] N8 W14 S10 E14 N2 \$ S2 W38 S35 E12 S4 E12 FOP=[YR=2016] S4 E6 N4 E12 FGR=[YR=2016] S17 E20 N21 W20 S4\$ N4 W13 N4 W4 S8 W1\$ E1 N8 E4 S4 E33 N35\$.	

LAND DESCRIPTION		TOTAL OB/XF															16,663							
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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							