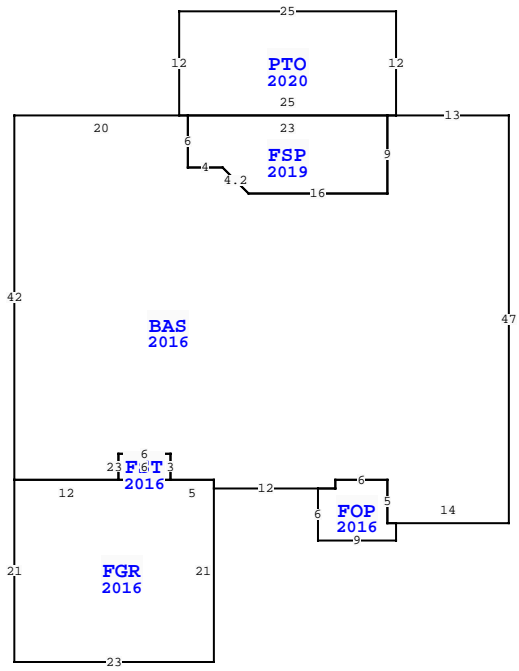


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	100	
Occupancy	00	NONE	100
Quality	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	2,288	100	2016
FGR	501	55	2016
FOP	56	30	2016
FSP	191	40	2019
FST	18	55	2016
PTO	300	5	2020
TOTALS	3,354		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,682	100.3200	132.42	355,150	2016	2016	0	0	6.00	94.00
1 SNGL FAM - 100% - 2022 Heated Area: 2288 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			333,841
TOTAL MARKET OB/XF VALUE			11,583
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			470,424
SOH/AGL Deduction			159,345
ASSESSED VALUE			311,079
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			260,357
TOTAL JUST VALUE			470,424
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			405,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B202612	SCRN ENCLSRE	6,048	04/07/2020
B1531568	CO ISSUED	0	04/26/2016
B1531568	NEW CONSTR	281,931	12/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE	
2457/1825	4/30/2021	WD Q	Q I	01	359,900	
GRANTOR: RUFFIN JAMES DANNY &						
GRANTEE: DEACON VICTOR J & J						
2297/0645	8/09/2019	WD Q	Q I	01	299,900	
GRANTOR: FRYFOGLE LELANI LEI						
GRANTEE: RUFFIN JAMES DANNY						

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=2016] W13 PTO=[YR=2020] N12 W25 S12 E25\$ W1	
FSP=[YR=2019] W23 S6 E4 R3 D3 E16 N9\$ S9 W16 U3 L3 W4 N6	
W20 S42 FGR=[YR=2016] S21E23 N21 W5 FST=[YR=2016] W6 N3 E6	
S3\$ N3 W6 S3 W12\$ E23 S1 E12 FOP=[YR=2016] S6 E9 N2 W1 N5 W6	
S1 W2\$ E2 N1 E6 S5 E14 N47\$.	

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	38	3	114.00	SF	6.50	6.50	100	2016	2016	3	95	704	
2	0810	CONCRETE A	0 100	0	0	735.00	SF	6.50	6.50	100	2016	2016	3	95	4,539	
3	0476	VF 6 SBPL	0 100	0	0	54.00	LF	32.00	32.00	100	2017	2017	3	90	1,555	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	
5	0911	SCRN RM A	0 100	25	12	300.00	SF	17.50	17.50	100	2020	2020	3	86	4,515	

LAND DESCRIPTION		TOTAL OB/XF															11,583							
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	1.00	125,000.00	125,000.00	125,000							