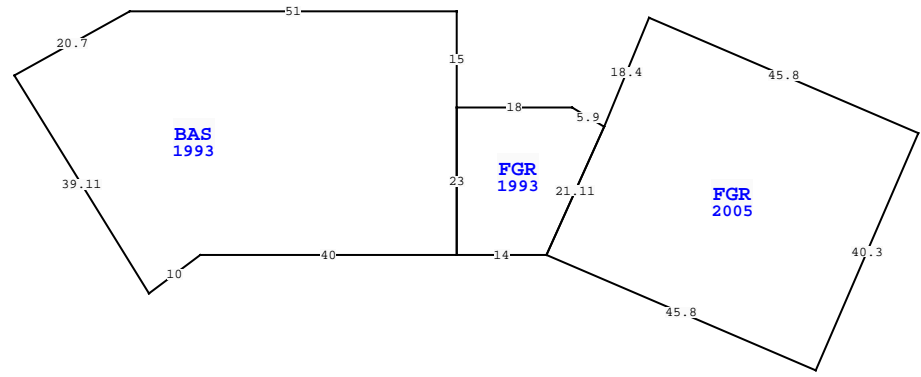


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,325	100	1993
FGR	432	55	1993
FGR	1,836	55	2005
TOTALS	4,593		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,573	109.1475	144.07	514,762	1991	1991	0	0	15.50	84.50		
1 SNGL FAM - 100% - 0 Heated Area: 2325 HX Base Yr 1992													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			434,974
TOTAL MARKET OB/XF VALUE			40,338
TOTAL LAND VALUE - MARKET			540,145
TOTAL MARKET VALUE			1,015,457
SOH/AGL Deduction			653,399
ASSESSED VALUE			362,058
TOTAL EXEMPTION VALUE	HX HB WR		55,722
BASE TAXABLE VALUE			306,336
TOTAL JUST VALUE			1,015,457
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			963,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2394/1350	9/18/2020	LE U	I	11		100
GRANTOR: GOLDWIRE WILLIAM P						
GRANTEE: DIXON LYN						
2354/1122	4/09/2020	LE U	I	11		100
GRANTOR: GOLDWIRE WILLIAM P						
GRANTEE: DIXON LYN						

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	0812	CONCRETE C	0	100	0	0	4,797.00	SF	4.00	4.00	100	1996	1996	3	70	13,432	
2	0830	FLAGSTONE	0	100	0	0	1,086.00	SF	12.00	12.00	100	1996	1996	3	70	9,122	
3	0510	GARAGE WD-	0	100	30	18	540.00	SF	43.75	43.75	100	1996	1996	3	23	5,434	
4	0803	ASPHALT C	0	100	950	13	12,350.00	SF	2.00	2.00	100	1996	1996	3	50	12,350	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/20/2023	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
FGR=[YR=2005] U18 L42 L7 D17 FGR=[YR=1993] U3 L5 W18													
BAS=[YR=1993] N15 W51 L18 D10 D34 R21 U6 R8 E40 N23\$ S23													
E14 U20 R9 \$ D20 L9 D18 R42 R16 U37 \$.													

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	DPH 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	6.15	AC		1.00	1.00	1.00	85,000.00	85,000.00	522,750							
2	009600	C	WASTELAND	100		RSF-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							
3	009630	C	SWAMP	100		RSF-1	0.00	0.00	3.29	AC		1.00	1.00	1.00	500.00	500.00	1,645							
4	009530	C	POND	100		RSF-1	0.00	0.00	4.30	AC		1.00	1.00	1.00	2,500.00	2,500.00	10,750							