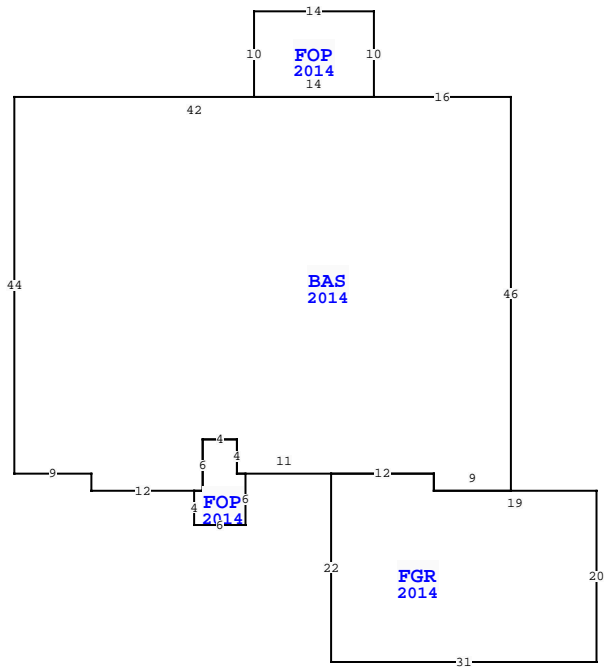


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2014
FGR	644	55	2014
FOP	50	30	2014
FOP	140	30	2014
TOTALS	3,414		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,991	95.5510	126.13	377,255	2014	2014	0	0	7.50	92.50
1 SNGL FAM - 100% - 2019 Heated Area: 2580 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			348,961
TOTAL MARKET OB/XF VALUE			15,164
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			489,125
SOH/AGL Deduction			196,877
ASSESSED VALUE			292,248
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			241,526
TOTAL JUST VALUE			489,125
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			423,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428913	CO ISSUED	0	09/05/2014
B1428913	NEW CONSTR	313,833	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2205/1791	6/26/2018	SW	Q	I	02	305,300
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: DURFEE DUKE JAMES &						
1919/0008	5/22/2014	WD	Q	V	05	380,000
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	1,286.00	SF	5.20	5.20	100	2014	2014	3	94	6,286	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
3	0462	ST/AL FNC	0	100	156	624.00	SF	10.00	10.00	100	2018	2018	3	84	5,242	
4	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
TOTALS															15,164	

LAND DESCRIPTION																								
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							