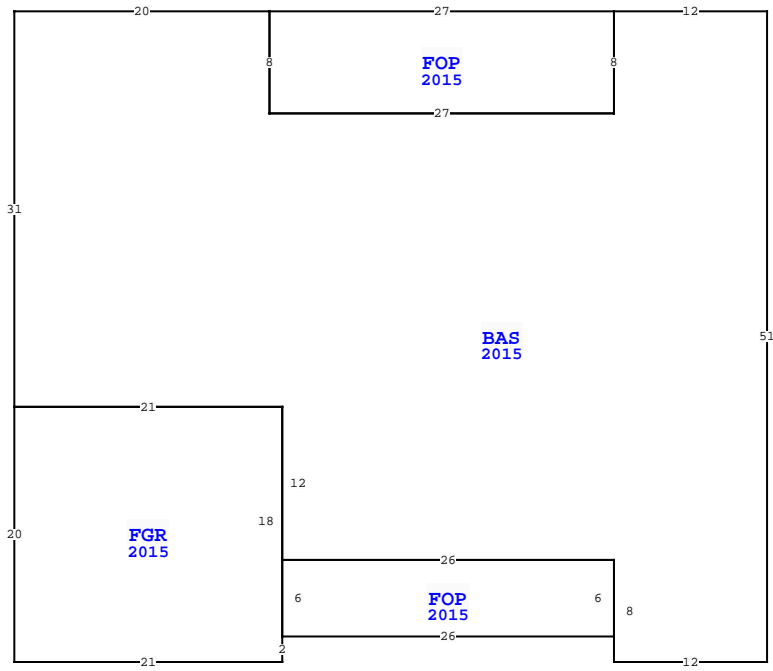


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,165	100	2015
FGR	420	55	2015
FOP	156	30	2015
FOP	216	30	2015
TOTALS	2,957		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,508	97.5840	128.81	323,055	2015	2015	0	0	6.75	93.25
1 SNGL FAM - 100% - 2016 Heated Area: 2165 HX Base Yr 2016											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			301,249
TOTAL MARKET OB/XF VALUE			11,207
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			437,456
SOH/AGL Deduction			215,586
ASSESSED VALUE			221,870
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			171,148
TOTAL JUST VALUE			437,456
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			373,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530978	CO ISSUED	0	11/04/2015
B1530978	2015	269,891	08/01/2015
P1518624	NEW CONSTR	0	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2013/0855	11/04/2015	SW	Q	I	02	225,900
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: COBB JAMES E & CATH						
1987/1960	6/25/2015	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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	20	3		6.50	6.50	100	2015	2015	3	95	371	
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2015	2015	3	95	3,552	
3	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2016	2016	3	89	3,987	
4	0470	VNVL GATE	0	100	0	0		300.00	300.00	100	2016	2016	3	89	534	
5	0462	ST/AL FNC	0	100	80	0		10.00	10.00	100	2016	2016	3	78	2,496	
6	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2016	2016	3	89	267	

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=2015] W12 FOP=[YR=2015] W27 S8 E27 N8\$ S8 W27 N8 W20 S31 FGR=[YR=2015] S20 E21 N2 FOP=[YR=2015] E26 N6 W26 S6\$ N18 W21\$ E21 S12 E26 S8 E12 N51\$.	

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	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							