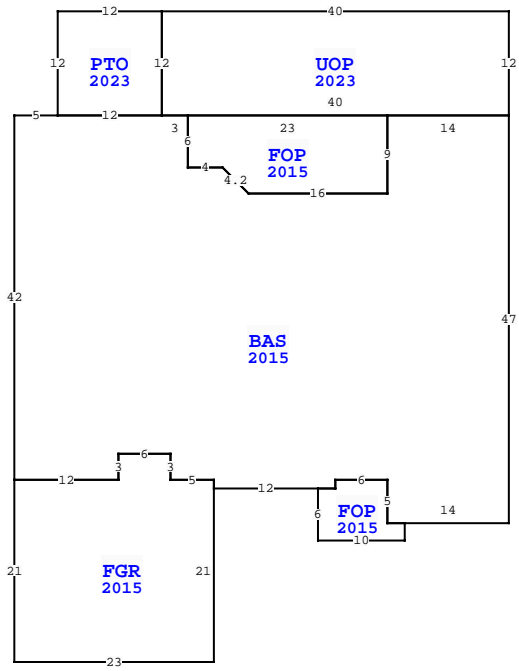




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		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	2,270	100	2015
FGR	501	55	2015
FOP	58	30	2015
FOP	191	30	2015
PTO	144	5	2023
UOP	480	20	2023
TOTALS	3,644		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,723	100.3200	132.42	360,580	2015	2015	0	0	6.75	93.25
1 SNGL FAM - 100% - 2020 Heated Area: 2270 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			336,241
TOTAL MARKET OB/XF VALUE			55,425
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			516,666
SOH/AGL Deduction			220,344
ASSESSED VALUE			296,322
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			245,600
TOTAL JUST VALUE			516,666
NCON VALUE			53,103
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			398,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240007247	NEW INGROUN SWIM	99,233	06/18/2024
B1530099	NEW CONSTR	277,970	03/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2270/0218	4/23/2019	WD Q	Q	I	01	290,000
GRANTOR: GIBSON RONALD W & JOD						
GRANTEE: DAVIS BRENT & KAYLI						
1988/1958	6/30/2015	SW Q	Q	I	01	221,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: GIBSON RONALD W & J						

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	37	3	111.00	SF	6.50	6.50	100	2015	2015	3	95	685	
2	0810	CONCRETE A	0	100	0	0	765.00	SF	6.50	6.50	100	2015	2015	3	95	4,724	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
4	0476	VF 6 SBPL	0	100	0	0	155.00	LF	32.00	32.00	100	2016	2016	3	89	4,414	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534	
6	0462	ST/AL FNC	0	100	80	0	320.00	SF	10.00	10.00	100	2016	2016	3	78	2,496	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
8	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	100	2025	2024	3	100	31,875	
9	0855	CONC PAVER	0	100	0	0	851.00	SF	10.00	10.00	100	2025	2024	3	100	8,510	

TOTAL OB/XF										55,425							
BLD DATE	XF DATE	INC DATE	BLD DATE	LGL DATE	LAND DATE	AG DATE	04/03/2025	MLU									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015;ORIG=0,0] W14 S9 W16 U3L3 W4 N6 W3 W12 W5 S42 E12 N3 E6 S3 E5 S1 E12 E2 N1 E6 S5 E14 N47 \$									
FGR=[YR=2015;ORIG=-57,42] S21 E23 N21 W5 N3 W6 S3 W12 \$									
UOP=[YR=2023;ORIG=0,0] W40 N12 E40 S12 \$									
FOP=[YR=2015;ORIG=-14,0] W23 S6 E4 D3R3 E16 N9 \$									
PTO=[YR=2023;ORIG=-40,-12] W12 S12 E12 N12 \$									
FOP=[YR=2015;ORIG=-22,43] S6 E10 N2 W2 N5 W6 S1 W2 \$									

LAND DESCRIPTION										TOTAL OB/XF										55,425									
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												