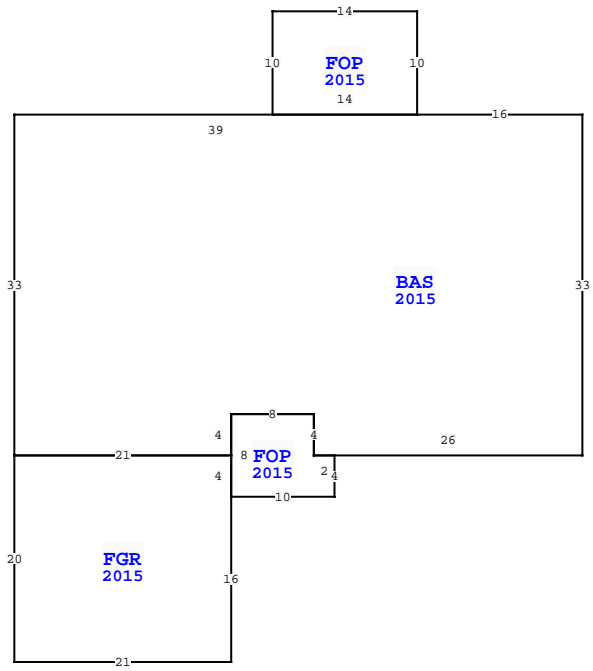


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,783	100	2015
FGR	420	55	2015
FOP	72	30	2015
FOP	140	30	2015
TOTALS	2,415		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,078	102.4100	135.18	280,904	2015	2015	0	0	6.75	93.25
1 SNGL FAM - 100% - 2019 Heated Area: 1783 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			261,943
TOTAL MARKET OB/XF VALUE			4,192
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			391,135
SOH/AGL Deduction			248,683
ASSESSED VALUE			142,452
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			91,730
TOTAL JUST VALUE			391,135
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529820	CO ISSUED	0	04/17/2015
B1529820	NEW CONSTR	218,945	01/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/0780	10/01/2020	LE U		I	11	100
GRANTOR: STEWART HOLLY G & JAC						
GRANTEE: STEWART JACK L III						
2172/1308	1/24/2018	WD Q		I	02	239,300
GRANTOR: WADE MICHAEL A & CYNT						
GRANTEE: STEWART HOLLY G & 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	26	3			78.00	100	2015	2015	3	95	482	
2	0811	CONCRETE B	0	100	0	0			751.00	100	2015	2015	3	95	3,710	

BLD DATE		03/03/2023	NW	LGL DATE	04/03/2025	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=2015] W16 FOP=[YR=2015] N10 W14 S10 E14\$ W39 S33	
FGR=[YR=2015] S20 E21 N16 FOP=[YR=2015] E10 N4 W2 N4 W8 S8\$	
N4 W21\$ E21 N4 E8 S4 E26 N33\$.	

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										