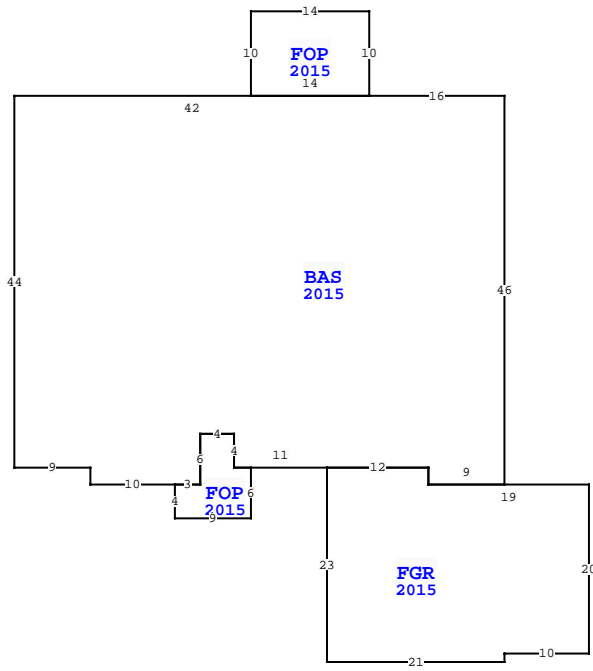




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2015
FGR	665	55	2015
FOP	64	30	2015
FOP	140	30	2015
TOTALS	3,449		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,007	98.3250	129.79	390,279	2015	2015	0	0	6.75	93.25
1 SNGL FAM - 100% - 2022 Heated Area: 2580 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			363,935
TOTAL MARKET OB/XF VALUE			40,040
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			528,975
SOH/AGL Deduction			123,178
ASSESSED VALUE			405,797
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			355,075
TOTAL JUST VALUE			528,975
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			463,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632345	SWIM POOL	31,500	05/01/2016
B1529857	CO ISSUED	0	05/07/2015
B1529857	NEW CONSTR	313,881	01/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/1111	7/17/2020	WD Q	Q	I	01	350,000
GRANTOR: OPENDOOR PROPERTY J L						
GRANTEE: MOBLEY MATTHEW L &						
2364/0284	5/26/2020	WD U	U	I	37	323,400
GRANTOR: ROCKEY JON PAUL & KAR						
GRANTEE: OPENDOOR PROPERTY J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	1,136.00	SF	5.20	5.20	100	2015
2	0861	POOL GUNIT	0	100	24	384.00	SF	85.00	85.00	100	2016
3	0855	CONC PAVER	0	100	0	581.00	SF	10.00	10.00	100	2016
4	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2016
5	0462	ST/AL FNC	0	100	102	408.00	SF	10.00	10.00	100	2016

TOTAL OB/XF												40,040			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
BAS=[YR=2015] W16 FOP=[YR=2015] N10 W14 S10 E14 \$ W42 S44 E9 S2 E10 FOP=[YR=2015] S4 E9 N6 W2 N4 W4 S6 W3 \$ E3 N6 E4 S4 E11 FGR=[YR=2015] S23 E21 N1 E10 N20 W19 N2 W12 \$ E12 S2 E9 N46 \$.											

BUILDING DIMENSIONS											
BAS=[YR=2015] W16 FOP=[YR=2015] N10 W14 S10 E14 \$ W42 S44 E9 S2 E10 FOP=[YR=2015] S4 E9 N6 W2 N4 W4 S6 W3 \$ E3 N6 E4 S4 E11 FGR=[YR=2015] S23 E21 N1 E10 N20 W19 N2 W12 \$ E12 S2 E9 N46 \$.											

LAND DESCRIPTION												TOTAL OB/XF												40,040			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	1.00	LT	1.00	1.00	1.00	125,000.00	125,000.00	125,000											