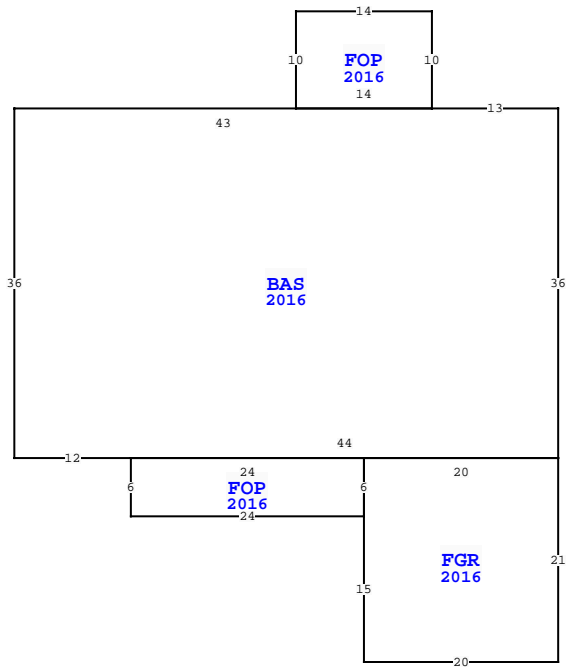




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
BAS	2,016	100
FGR	420	55
FOP	140	30
FOP	144	30
TOTALS	2,720	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,332	99.6170	131.49	306,635	2016	2016	0	0	6.00	94.00
1 SNGL FAM - 100% - 2020 Heated Area: 2016 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,237
TOTAL MARKET OB/XF VALUE		5,149
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		418,386
SOH/AGL Deduction		176,268
ASSESSED VALUE		242,118
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,396
TOTAL JUST VALUE		418,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531154	CO ISSUED	0	02/11/2016
B1531154	NEW CONSTR	252,972	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/0289	3/29/2019	WD Q	Q	I	01	245,000
GRANTOR: PEASE BRADLEY W & ANG						
GRANTEE: RAULERSON CHARLES B						
2056/0033	6/24/2016	SW Q	Q	I	02	223,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PEASE BRADLEY W & A						

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	39	3			6.50	100	2016	2016	3	95	722	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2016	2016	3	95	4,427	
TOTALS																

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] W13 FOP=[YR=2016] N10 W14 S10 E14\$ W43 S36 E12 FOP=[YR=2016] S6 E24 FGR=[YR=2016] S15 E20 N21 W20 S6\$ N6 W24\$ E44 N36\$.

LAND DESCRIPTION	TOTAL OB/XF
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	5,149