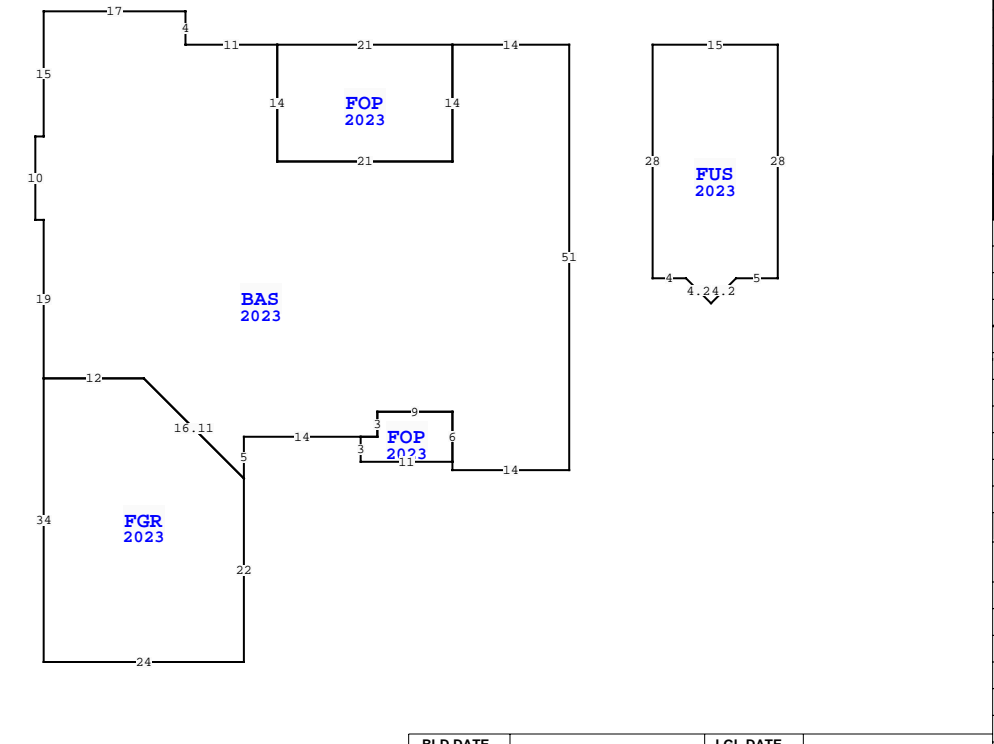


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,622	107.1000	169.22	612,915	2023	2023	0	0	0.00	100.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		612,915	
TOTAL MARKET OB/XF VALUE		24,974	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		837,889	
SOH/AGL Deduction		351,554	
ASSESSED VALUE		486,335	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		435,613	
TOTAL JUST VALUE		837,889	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		776,848	



Quality		03 Quality Level 03				
DOR CODE		0100 SINGLE FAMILY				
MAP NUM		MKT AREA 04				
NEIGHBORHOOD/LOC 4032.00						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	2,678	100	2023	2,678	453,171	
FGR	744	55	2023	409	69,211	
FOP	60	30	2023	18	3,046	
FOP	294	30	2023	88	14,891	
FUS	429	100	2023	429	72,595	
TOTALS				4,205	3,622	612,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007973	NEW CONSTR	501,815	05/23/2022
21015270	DEMOLITION	7,500	11/04/2021
3712	N/A	7,695	11/17/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/0280	5/28/2021	QC	U	I	11	100

GRANTOR: LANSDELL TRUST
GRANTEE: HARTLEY ELEANOR & S

2436/0151	2/23/2021	QC	U	I	11	100
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GRANTOR: LANSDELL M SUZANNE
GRANTEE: HARTLEY ELEANOR & S

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	0300	BOAT DCK W	0	100	0	0			480.00	SF	1994	1994	3	20	3,840				
2	0317	DCK PLNG W	0	100	0	0			2.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	400	
3	0311	WD GANG WY	0	100	0	0			16.00	SF	45.00	45.00	100	1990	1990	3	20	144	
4	0303	FLT DOCK W	0	100	10	20			200.00	SF	26.00	26.00	100	1990	1990	3	20	1,040	
5	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	
6	0855	CONC PAVER	0	100	0	0			1,605.00	SF	10.00	10.00	100	2023	2023		100	16,050	

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	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA																								
Total Acres: 0.00					Total Land Value: 200,000					Market: 0					Agricultural: 0					Common: 200,000				