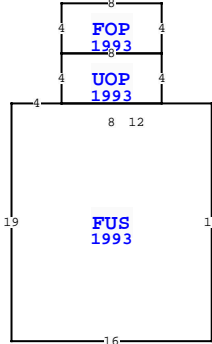
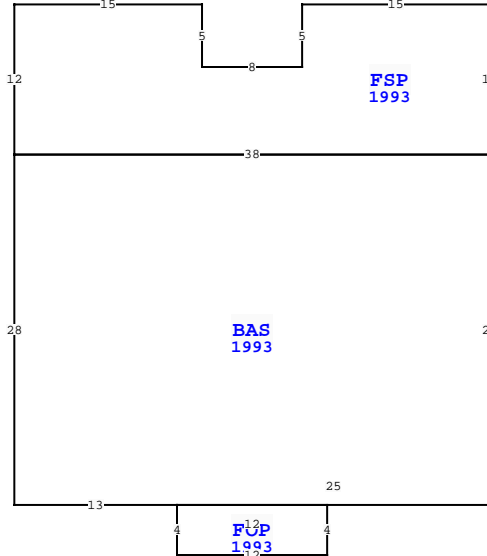


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floor	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4032.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,564	119.4165	157.63	246,533	1987	1997		0	0	13.25 86.75
1 SNGL FAM - 100% - 2021 Heated Area: 1368 HX Base Yr 2021											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	145,495
FOP	32	30	1993	10	1,367
FOP	48	30	1993	14	1,915
FSP	416	40	1993	166	22,700
FUS	304	100	1993	304	41,571
UOP	32	20	1993	6	821
TOTALS	1,896			1,564	213,867

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	425.00	SF	40.00	40.00	100	1988	1988	3	20	3,400	
2	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1991	1991	3	20	4,200	
3	0810	CONCRETE A	0	100	25	27	675.00	SF	6.50	6.50	100	2005	2005	3	84	3,686	
4	0801	ASPHALT A	0	100	0	0	1,656.00	SF	3.00	3.00	100	2005	2005	3	54	2,683	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	22	506	
7	0303	FLT DOCK W	0	100	16	8	128.00	SF	26.00	26.00	100	2005	2005	3	36	1,198	
8	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2005	2005	3	22	550	
9	0350	CARPORT WD	0	100	24	21	504.00	SF	13.00	13.00	100	2015	2015	3	65	4,259	
10	1242	WD DECK A	0	100	24	16	384.00	SF	5.00	5.00	100	2015	2015	3	65	1,248	

LAND USE ADJUSTMENTS											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				04/08/2025	MLU						

LAND DESCRIPTION																								
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							

TOTAL OB/XF											
23,830											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	213,867		
TOTAL MARKET OB/XF VALUE	23,830		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	437,697		
SOH/AGL Deduction	145,787		
ASSESSED VALUE	291,910		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	241,188		
TOTAL JUST VALUE	437,697		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	392,010		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005975	(3) WINDOWS + 4 D	25,900	07/01/2020
7025	XFOB	6,800	02/27/1991
3719	N/A	52,500	11/20/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1969/0648	3/18/2015	WD Q	Q	I	01	225,000
GRANTOR: CLARK JEANNE M						
GRANTEE: STEPHENS JOHN W & S						
0482/0727	2/01/1986	WD U	V			17,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1993] W15 S5 W8 N5 W15 S12 BAS=[YR=1993] S28											
E13FOP=[YR=1993] S4 E12 N4 W12\$ E25 N28W38\$ E38 N12\$ PTR=E15											
FUS=[YR=1993] E4 UOP=[YR=1993] N4 FOP=[YR=1993] N4 E8 S4W8\$											
E8 S4 W8\$ E12 S19 W16 N19\$W15\$.											