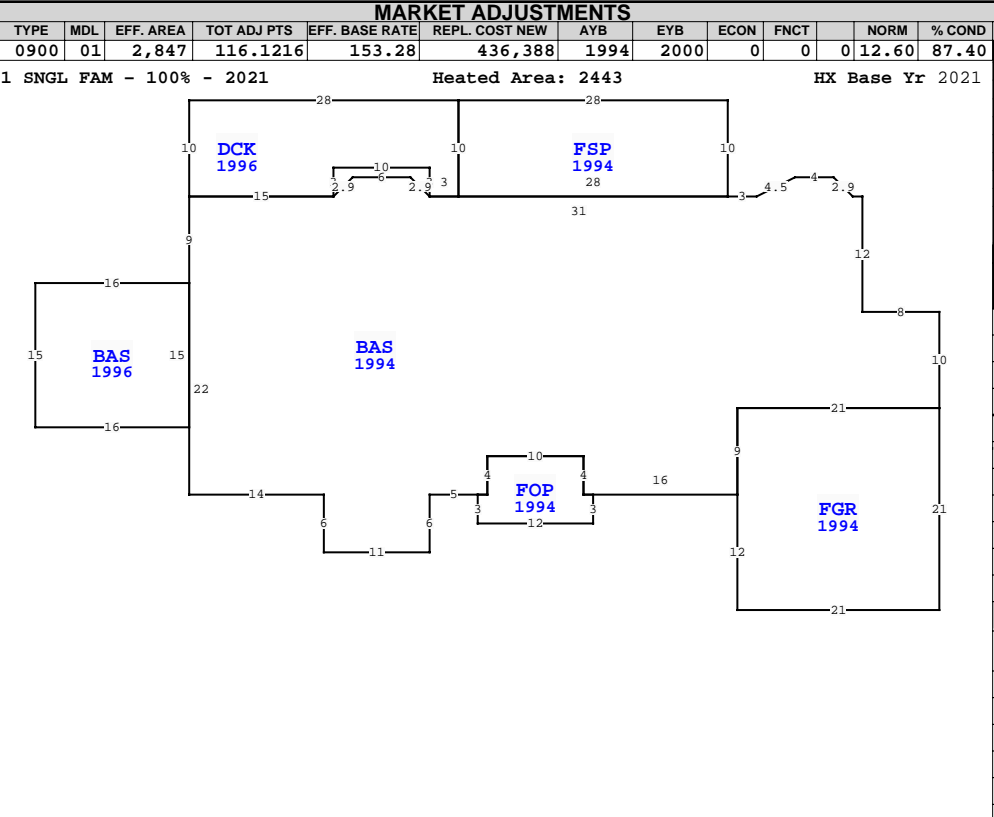


ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100



Quality	04	Quality Level 04			
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	2,203	100	1994	2,203	295,129
BAS	240	100	1996	240	32,152
DCK	264	10	1996	26	3,483
FGR	441	55	1994	243	32,554
FOP	76	30	1994	23	3,081
FSP	280	40	1994	112	15,004
TOTALS	3,504			2,847	381,403

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0300	BOAT DCK W	0	100	30	90.00	SF	40.00	40.00	100	2005	2005	3	36	1,296	
3	0811	CONCRETE B	0	100	0	920.00	SF	5.20	5.20	100	1996	1996	3	70	3,349	
4	0303	FLT DOCK W	0	100	20	160.00	SF	26.00	26.00	100	2005	2005	3	36	1,498	

TOTAL OB/XF														
8,663														

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	133.00	300.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							
2	000131	C	RES CREEK	100		RSF-1			0.67	LT		1.00	1.00	1.00	200,000.00	200,000.00	133,320							

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			381,403		
TOTAL MARKET OB/XF VALUE			8,663		
TOTAL LAND VALUE - MARKET			333,320		
TOTAL MARKET VALUE			723,386		
SOH/AGL Deduction			296,129		
ASSESSED VALUE			427,257		
TOTAL EXEMPTION VALUE			HX HB 50,722		
BASE TAXABLE VALUE			376,535		
TOTAL JUST VALUE			723,386		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			655,782		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107290	24 WINDOWS	71,055	06/04/2021
R1615212	REPAIR/RRF	5,000	08/16/2016
963246	ADDITION	12,200	09/01/1996
358	NEW CONSTR	142,350	07/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/1582	5/29/2020	WD Q	Q	I	01	455,000
GRANTOR: MCFADDEN KYLE & BROOK						
GRANTEE: REDDINGIUS RICHARD						
2213/1263	5/31/2018	WD U	U	I	11	100
GRANTOR: LONG WILLIAM F & CARO						
GRANTEE: MCFADDEN KYLE						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1994] W8 N12 W1 U2 L2 W4 D2 L4 W3 FSP=[YR=1994] N10 W28 DCK=[YR=1996] W28 S10 E15 U2 R2 E6 D2 R2 E3 N10 \$ S10E28 \$ W31 N3 W10 S3 W15 S9 BAS=[YR=1996] W16 S15 E16 N15\$ S22 E14 S6 E11 N6 E5 FOP=[YR=1994] S3 E12 N3 W1 N4 W10 S4W1 \$ E1 N4E10 S4 E16 FGR=[YR=1994] S12 E21 N21W21 S9 \$ N9 E21 N10\$.														