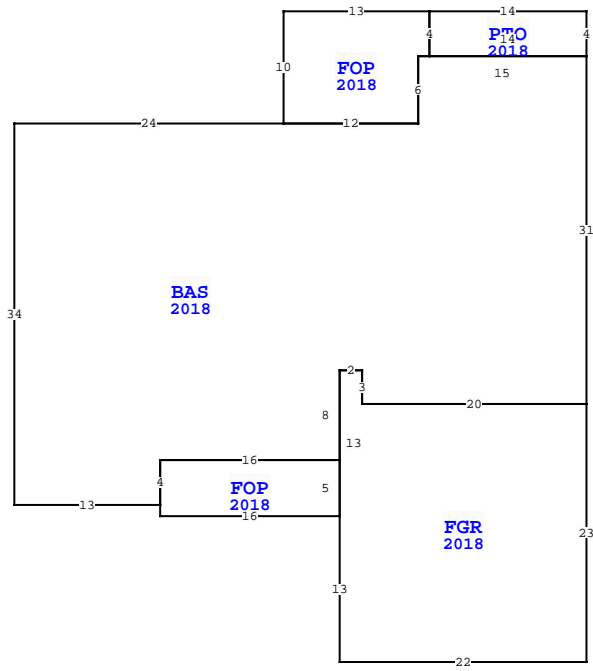


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,556	100	2018
FGR	512	55	2018
FOP	80	30	2018
FOP	124	30	2018
PTO	56	5	2018
TOTALS	2,328		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,902	116.7180	154.07	293,041	2018	2018	0	0	4.50	95.50
1 SNGL FAM - 100% - 2019 Heated Area: 1556 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			302,149
TOTAL MARKET OB/XF VALUE			5,777
TOTAL LAND VALUE - MARKET			41,250
TOTAL MARKET VALUE			349,176
SOH/AGL Deduction			124,889
ASSESSED VALUE			224,287
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			173,565
TOTAL JUST VALUE			349,176
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			335,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011332	GARAGE	38,077	07/25/2022
17008027	CO ISSUED	0	06/11/2018
17008027	NEW CONSTR	205,047	01/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2207/0120	6/28/2018	WD Q	Q	I	01	215,800
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: MORRIS KELSEY N & W						
2160/0117	11/29/2017	WD Q	Q	V	01	22,000
GRANTOR: PIPKINS JOHN D						
GRANTEE: PREMIER HOMES OF NO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	1,489.00	SF	4.00	4.00	100	2018

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/04/2024		

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2018] W14 FOP=[YR=2018] W13 S10 BAS=[YR=2018] W24 S34 E13 FOP=[YR=2018] S1 E16 FGR=[YR=2018] S13 E22 N23 W20 N3 W2 S13\$ N5 W16 S4\$ N4 E16 N8 E2 S3 E20 N31 W15 S6 W12\$ E12 N6 E1 N4\$ S4 E14 N4\$.											

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	55,000.00	41,250.00	41,250							

