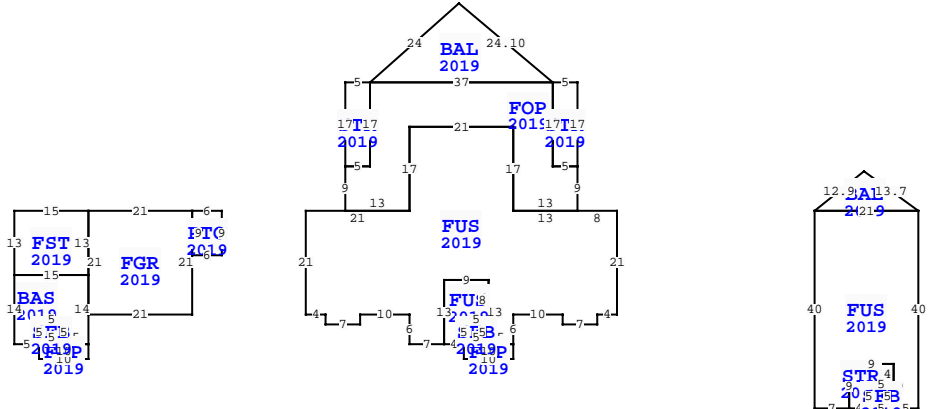


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	12	3,471	217.3371	343.39	1,191,907	2019	2019	0	0	0	2.00	98.00		
1 SFR CUST - 0% - 2025														
Heated Area: 2813														
HX Base Yr														



NASSAU COUNTY PROPERTY				4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE				1,168,069
TOTAL MARKET OB/XF VALUE				42,580
TOTAL LAND VALUE - MARKET				225,000
TOTAL MARKET VALUE				1,435,649
SOH/AGL Deduction				0
ASSESSED VALUE				1,435,649
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				1,435,649
TOTAL JUST VALUE				1,435,649
NCON VALUE				0
INCOME VALUE				0
PREVIOUS YEAR MKT VALUE				1,370,187

Quality		04 Quality Level 04	
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA	
		04	
NEIGHBORHOOD/LOC			
4079.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAL	84	15	2019
BAL	296	15	2019
BAS	185	100	2019
FGR	441	55	2019
FOP	30	30	2019
FOP	30	30	2019
FOP	695	30	2019
FST	195	55	2019
FUS	92	100	2019
FUS	759	100	2019
TOTALS	4,879		

** This building has 18 Sub-Areas

BLD DATE	LGL DATE	05/08/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0855	CONC PAVER	0	0	0	0	1,959.00	SF	10.00	10.00	100	2019	2019	3	97	19,002	
3	0855	CONC PAVER	0	0	33	3	99.00	SF	10.00	10.00	100	2019	2019	3	97	960	
4	0855	CONC PAVER	0	0	9	9	81.00	SF	10.00	10.00	100	2019	2019	3	97	786	
5	1126	CB/STC 8"	0	0	0	0	60.00	SF	8.00	8.00	100	2019	2019	3	97	466	
6	0462	ST/AL FNC	0	0	198	0	792.00	SF	10.00	10.00	100	2019	2019	3	87	6,890	
7	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2019	2019	3	94	846	
8	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2019	2019	3	100	10,200	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805101	CO ISSUED	0	04/25/2019
B1805101	NEW CONSTR	370,902	05/21/2018
P14884	NEW CONSTR	0	07/01/2011
B24768	NEW CONSTR	418,189	06/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/0691	2/14/2022	WD	Q	I	02	1,329,700
GRANTOR: WOODALL DUANE DAVID &						
GRANTEE: HARBOUR BENNETT W &						
2134/0704	7/17/2017	WD	Q	V	01	135,000
GRANTOR: RIDGEWOOD TRUST & WYN						
GRANTEE: WOODALL DUANE DAVID						

BUILDING NOTES																	
PTO=[YR=2019] W6 FGR=[YR=2019] W21 FST=[YR=2019] W15 S13																	
BAS=[YR=2019] S14 E5 FOP=[YR=2019] S3 E10 N3 W10\$																	
SFB=[YR=2019] E5 N5 W5 S5\$ N5 E5 S5 E5 N14 W15\$ E15 N13\$ S21																	
E21 N21\$ S9 E6 N9\$ PTR= E80 FUS=[YR=2019] W8 FOP=[YR=2019]																	
N9 STR=[YR=2019] N17 W5 BAL=[YR=2019] U16 L19 L18 D16																	
E37\$ S17 E5\$ W5 N17 W37 STR=[YR=2019] W5 S17 E5 N17 \$ S17 W5																	
S9 E13 N17 E21 S17 E13\$ W13 N17 W21 S17 W21 S21 E4 S2 E7 N2																	
E10 S6 E7 FUS=[YR=2019] E4 FOP=[YR=2019] S3 E10 N3 W10\$																	
SFB=[YR=2019] E5 N5 W5 S5\$ N5 E5 N8 W9 S13\$ N13 E9 S13 E5 N6																	
E10 S2 E7 N2 E4 N21\$ W80 PTR= E120 FUS=[YR=2019] S40 E7																	
STR=[YR=2019] E4 SFB=[YR=2019] E5 N5 W5 S5\$ N5 E5N4 W9 S9\$																	
N9 E9 S9 E5 N40 BAL=[YR=2019] U8 L11 L10 D8 E21 \$ W21\$																	

BUILDING DIMENSIONS																	
PTO=[YR=2019] W6 FGR=[YR=2019] W21 FST=[YR=2019] W15 S13																	
BAS=[YR=2019] S14 E5 FOP=[YR=2019] S3 E10 N3 W10\$																	
SFB=[YR=2019] E5 N5 W5 S5\$ N5 E5 S5 E5 N14 W15\$ E15 N13\$ S21																	
E21 N21\$ S9 E6 N9\$ PTR= E80 FUS=[YR=2019] W8 FOP=[YR=2019]																	
N9 STR=[YR=2019] N17 W5 BAL=[YR=2019] U16 L19 L18 D16																	
E37\$ S17 E5\$ W5 N17 W37 STR=[YR=2019] W5 S17 E5 N17 \$ S17 W5																	
S9 E13 N17 E21 S17 E13\$ W13 N17 W21 S17 W21 S21 E4 S2 E7 N2																	
E10 S6 E7 FUS=[YR=2019] E4 FOP=[YR=2019] S3 E10 N3 W10\$																	
SFB=[YR=2019] E5 N5 W5 S5\$ N5 E5 N8 W9 S13\$ N13 E9 S13 E5 N6																	
E10 S2 E7 N2 E4 N21\$ W80 PTR= E120 FUS=[YR=2019] S40 E7																	
STR=[YR=2019] E4 SFB=[YR=2019] E5 N5 W5 S5\$ N5 E5N4 W9 S9\$																	
N9 E9 S9 E5 N40 BAL=[YR=2019] U8 L11 L10 D8 E21 \$ W21\$																	

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	000116	C	RES MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							