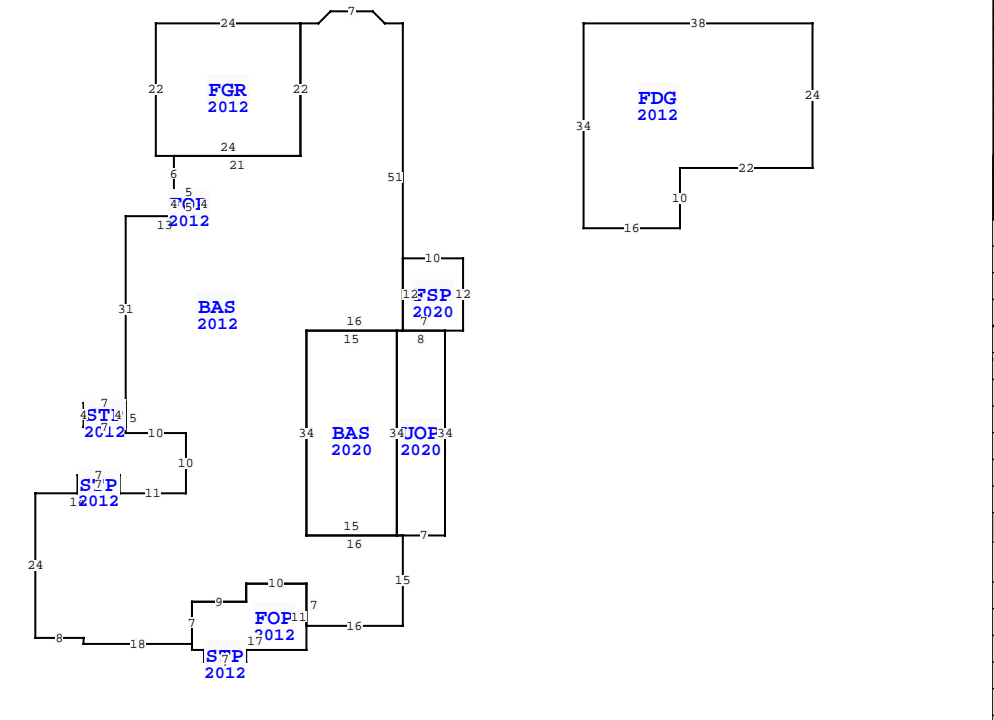


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	5,142	145.2132	229.44	1,179,780	2012	2014	0	0	4.50	95.50



** This building has 11 Sub-Areas

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

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,530	100	2012	3,530	773,476
BAS	510	100	2020	510	111,748
FDG	1,072	60	2012	643	140,891
FGR	528	55	2012	290	63,544
FOP	20	30	2012	6	1,315
FOP	182	30	2012	55	12,051
FSP	120	40	2020	48	10,517
STP	14	10	2012	1	219
STP	21	10	2012	2	438
STP	28	10	2012	3	657
TOTALS	6,297			5,142	1,126,690

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	0855	CONC PAVER	0	100	0	3,932.00	SF	10.00	10.00	100	2012	2012	3	92	36,174	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	94	3,290	
3	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	50	2,500	
4	0855	CONC PAVER	0	100	0	278.00	SF	10.00	10.00	100	2020	2020	3	98	2,724	

TOTAL OB/XF												44,688												
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			1,126,690
TOTAL MARKET OB/XF VALUE			44,688
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			1,313,878
SOH/AGL Deduction			803,022
ASSESSED VALUE			510,856
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			460,134
TOTAL JUST VALUE			1,313,878
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,260,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910195	CONVERT FOP TO HT	120,000	09/26/2019
B1907676	FOP/DECK	9,674	09/01/2019
C24546	CO ISSUED	0	03/22/2012
B25837	ADDITION	7,732	03/01/2012
E23809	ELEC OTHER	0	09/01/2011
E23746	ELEC OTHER	0	08/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1597/1539	12/17/2008	WD	Q	V	01	224,400

GRANTOR: OB ISLAND HOMES LLC
GRANTEE: JONES DONALD C & SH

BUILDING DIMENSIONS											
BAS=[YR=2012] W3 U2 L2 W7 D2 L2 W3 FGR=[YR=2012] W24 S22 E24 N22 S S22 W21 S6 FOP=[YR=2012] S4 E5 N4 W5 S E5 S4 W13 S31 STP=[YR=2012] W7 S4 E7 N4 S S5 E10 S10 W11 STP=[YR=2012] N3 W7 S3 E7 S W14S24 E8 S1 E18 FOP=[YR=2012] S1 E2 STP=[YR=2012] S2 E7 N2 W7 S E17 N11 W10 S3 W9 S7 S N7 E9 N3 E10 S7 E16 N15 UOP=[YR=2020] E7 N34 FSP=[YR=2020] E3 N12 W10 S12 E7S W8 BAS=[YR=2020] W15 S34 E15 N34S S34 E1S W16 N34 E16 N51 S PTR=E30 FDG=[YR=2012] E38 S24 W22 S10 W16 N34 S W30 S.											