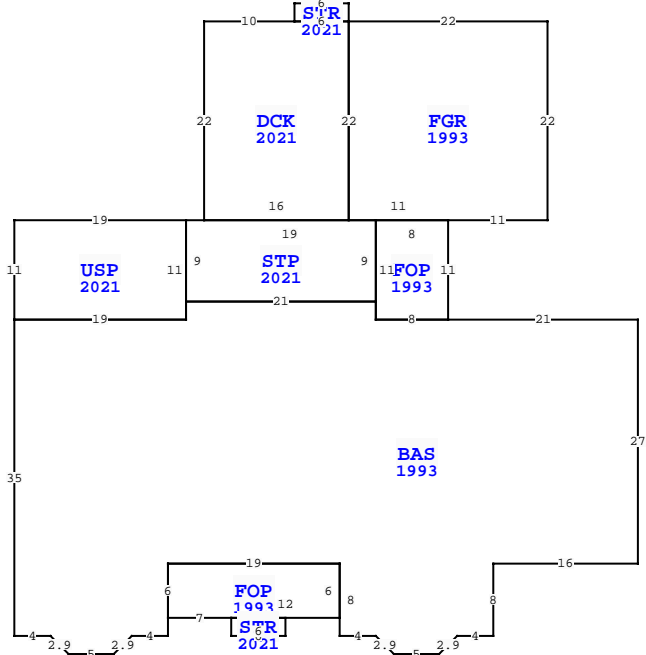


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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		4016.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,205	100	1993
DCK	352	10	2021
FGR	484	55	1993
FOP	88	30	1993
FOP	114	30	1993
STP	189	10	2021
STR	12	10	2021
STR	12	10	2021
USP	209	30	2021
TOTALS	3,665		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,650	116.4240	153.68	407,252	1989	1995	0	0	14.00	86.00
1 SNGL FAM - 100% - 1990 Heated Area: 2205 HX Base Yr 1990											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY	Tax Group: 7	Tax Dist:	STANDARD
BUILDING MARKET VALUE			350,237
TOTAL MARKET OB/XF VALUE			28,844
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			539,081
SOH/AGL Deduction			321,014
ASSESSED VALUE			218,067
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			167,345
TOTAL JUST VALUE			539,081
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			512,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112815	FSP	5,076	09/23/2021
M2102361	H/AC	5,000	03/01/2021
2875	H/AC	5,375	01/10/1989
3354	NEW CONSTR	3,170	01/10/1989
5422	NEW CONSTR	80,822	01/10/1989
5622	NEW CONSTR	3,250	01/10/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0539/1260	4/04/1988	WD Q	Q	V		23,500

GRANTOR: SIMMONS RICHARD ETAL  
GRANTEE: TAYLOR EMORY & DONN

BUILDING NOTES	
BAS=[YR=1993] W21 FOP=[YR=1993] N11 FGR=[YR=1993] E11 N22 W22 STR=[YR=2021] N2 W6 S2 DCK=[YR=2021] W10 S22 STP=[YR=2021] W2 USP=[YR=2021] W19 S11 E19 N11\$ S9 E21 N9 W19\$ E16 N22 W6\$ E6\$ S22 E11\$ W8 S11 E8 \$ W8 N2 W21 S2 W19 S35 E4 D2 R2 E5 U2 R2 E4 N2 FOP=[YR=1993] E7 STR=[YR=2021] S2 E6 N2 W6\$ E12 N6 W19 S6\$ N6 E19 S8 E4 D2 R2 E5 U2 R2 E4 N8 E16 N27\$.	

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	2,680.00	SF	10.00	10.00	100	2021	2021	3	99	26,532	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	1076	TRELLIS A	0	100	10	120.00	SF	3.00	3.00	100	1995	1995	3	20	72	

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	1.00	160,000.00	160,000.00	160,000							