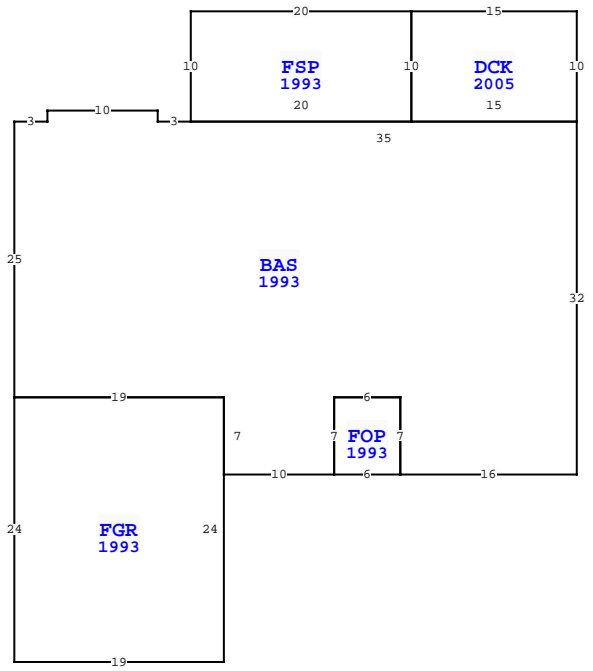


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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		8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,467	100	1993
DCK	150	10	2005
FGR	456	55	1993
FOP	42	30	1993
FSP	200	40	1993
TOTALS	2,315		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,826	115.3000	115.30	210,538	1989	1995	0	0	14.50	85.50
1 SINGLE FAM - 100% - 1990										Heated Area: 1467	HX Base Yr 1990



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		180,010	
TOTAL MARKET OB/XF VALUE		2,240	
TOTAL LAND VALUE - MARKET		53,550	
TOTAL MARKET VALUE		235,800	
SOH/AGL Deduction		119,330	
ASSESSED VALUE		116,470	
TOTAL EXEMPTION VALUE		HX HB SL 116,470	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		235,800	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		215,977	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313556	REPAIR/RRF	9,358	07/01/2013
2883	H/AC	3,700	01/18/1989
3332	NEW CONSTR	0	12/15/1988
5584	NEW CONSTR	3,235	12/15/1988
5343	NEW CONSTR	60,039	12/02/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2771/207	2/27/2025	FJ U	I	I	11	0
GRANTOR: MOBLEY KATIE EST						
GRANTEE: GANNON JAMI						
2771/1030	2/27/2025	FJ U	I	I	11	0
GRANTOR: MOBLEY KATIE DAVIDSON						
GRANTEE: GANNON JAMI						

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	1989	1989	3	64	2,240	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/21/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
DCK=[YR=2005] W15 FSP=[YR=1993] W20 S10 BAS=[YR=1993] W3 N1 W10 S1 W3 S25 FGR=[YR=1993] S24 E19 N24 W19\$ E19 S7 E10 FOP=[YR=1993] E6 N7 W6 S7\$ N7 E6 S7 E16 N32 W35\$ E20 N10\$ S10 E15 N10\$.	

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	0005	OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	45,000.00	45,000.00	53,550							