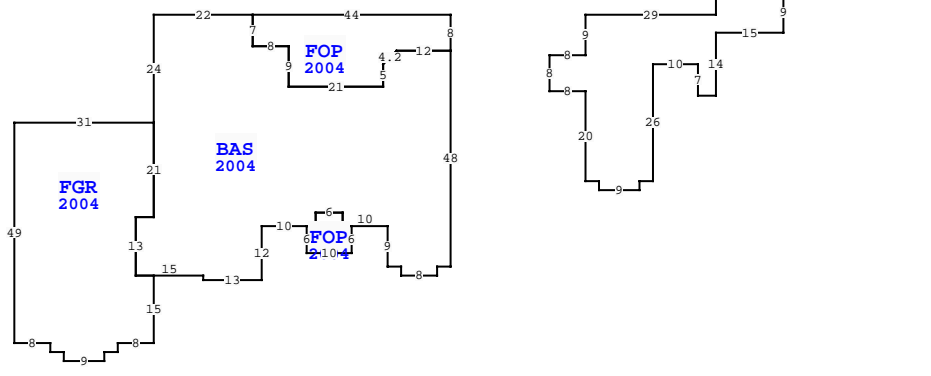


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		6	100
Bathrooms		5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4028.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,039	100	2004
FGR	1,515	55	2004
FOP	78	30	2004
FOP	517	30	2004
FST	63	55	2004
FST	78	55	2004
FUS	1,856	100	2004
TOTALS	7,146		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 0%	- 2024	Heated Area: 4895						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			879,576
TOTAL MARKET OB/XF VALUE			44,237
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			1,093,813
SOH/AGL Deduction			0
ASSESSED VALUE			1,093,813
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,093,813
TOTAL JUST VALUE			1,093,813
INCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,001,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0883	2/23/2023	WD	Q	I	01	1,125,000
GRANTOR: BUNNELL WALTER G III						
GRANTEE: ARMSTRONG FELECIA J						
1253/1193	8/18/2004	QC	Q	V	06	100
GRANTOR: BUNNELL D W TRUSTEE						
GRANTEE: BUNNELL WALTER G II						

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	0812	CONCRETE C	0	0	0	0	4,282.00	SF	4.00	4.00	100	2004	2004	3	83	14,216	
2	0911	SCRN RM A	0	0	52	0	1,300.00	SF	17.50	17.50	100	2004	2004	3	21	4,778	
3	0861	POOL GUNIT	0	0	0	0	490.00	SF	85.00	85.00	100	2004	2004	3	32	13,328	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
5	0845	KOOL DECK	0	0	0	0	706.00	SF	7.25	7.25	100	2004	2004	3	83	4,248	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	21	420	
7	1126	CB/STC 8"	0	0	0	0	84.00	SF	8.00	8.00	100	2004	2004	3	83	558	
8	0855	CONC PAVER	0	0	0	0	878.00	SF	5.00	5.00	100	2004	2004	3	83	3,644	
TOTAL OB/XF 44,237																	

LAND DESCRIPTION												TOTAL OB/XF 44,237												
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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							

BUILDING NOTES																							
FOP=[YR=2004] W44 BAS=[YR=2004] W22 S24 FGR=[YR=2004] W31 S49 E8 S2 E3 S2 E9 N2 E3 N2 E8 N15 W4 N13 E4 N21 \$ S21 W4 S13 E15 S1 E13 N12 E10 FOP=[YR=2004] S6 E10N6 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E10 S9 E3 S2 E8 N2 E3 N48 W12 D3 L3 S5 W21 N9 W8 N7 \$ S7 E8 S9 E21 N5 U3 R3 E12 N8 \$ PTR= E30 FUS=[YR=2004] E29 N9 FST=[YR=2004] W2 N13 E6 S13W4 \$E4 N15 E18 N15 E16 S15 FST=[YR=2004] E7 S9 W7 N9 \$ S19 W23 S9 W15 S14 W4 N7 W10 S26 W3 S2 W9 N2 W3 N20 W8 N8 E8 N9 \$W30\$.																							