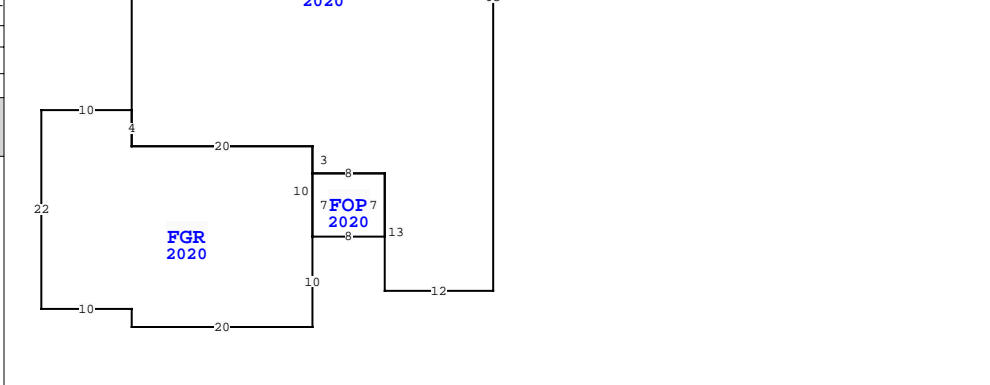


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,327	126.9884	126.99	295,506	2020	2020	0	0	0	1.50	98.50		
1 SINGLE FAM - 100% - 2023 Heated Area: 1901 HX Base Yr 2023														



Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,901	100
FGR	620	55
FOP	56	30
FSP	169	40
TOTALS	2,746	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			291,073
TOTAL MARKET OB/XF VALUE			8,229
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			374,302
SOH/AGL Deduction			46,158
ASSESSED VALUE			328,144
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			272,422
TOTAL JUST VALUE			374,302
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907274	NEW CONSTR	268,979	08/04/2020
B1907274	NEW CONSTR	268,979	07/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/1698	9/22/2022	WD Q	Q	I	02	445,000

GRANTOR: CARTER THOMAS DANIEL
GRANTEE: SOUDEERS AARON & CHR
2383/0636 8/04/2020 WD Q I 01 321,000
GRANTOR: ADVANTAGE HOME BUILDE
GRANTEE: CARTER THOMAS DANIE

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS=[YR=2020] U3 L3 W8 D3 L3 FSP=[YR=2020] W13 S13 E13 N13\$ S13 W13 U3 L3 W7 D3 L3 S32 FGR=[YR=2020] W10 S22 E10 S2 E20 N10 FOP=[YR=2020] E8 N7 W8 S7\$ N10 W20 N4\$ S4 E20 S3 E8 S13 E12 N65\$.	

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	0810	CONCRETE A	0 100	21	3	63.00	SF	6.50	6.50	100	2020	2020	3	98	401	
2	0810	CONCRETE A	0 100	0	0	812.00	SF	6.50	6.50	100	2020	2020	3	98	5,172	
3	0476	VF 6 SBPL	0 100	0	0	78.00	LF	32.00	32.00	100	2020	2020	3	95	2,371	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							