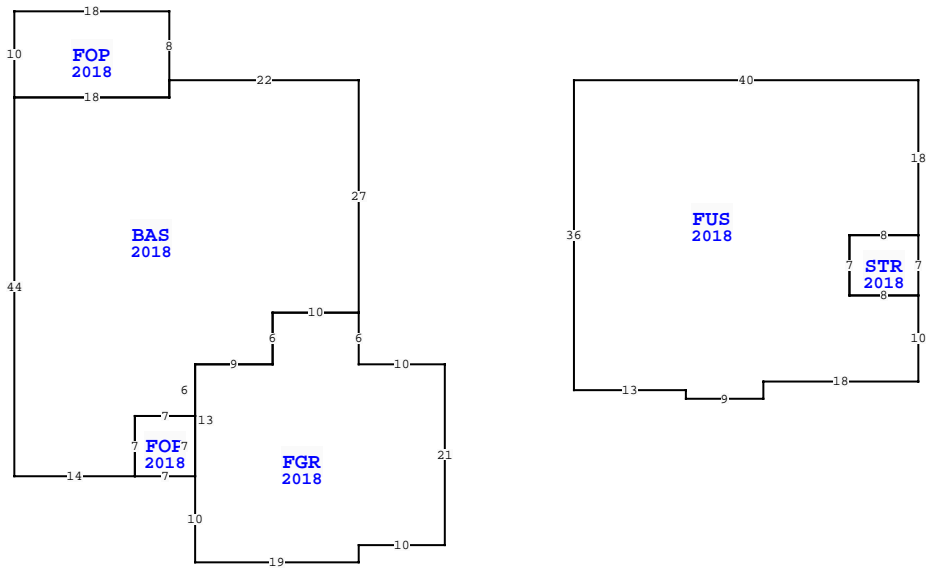


ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units	0	0	100
Occupancy	00	NONE	100
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	YEAR
BAS	1,448	100	2018
FGR	707	55	2018
FOP	49	30	2018
FOP	180	30	2018
FUS	1,375	100	2018
STR	56	10	2018
TOTALS	3,815		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,287	118.9100	118.91	390,857	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2023											
Heated Area: 2823											
HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			381,086
TOTAL MARKET OB/XF VALUE			6,243
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			462,329
SOH/AGL Deduction			135,806
ASSESSED VALUE			326,523
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			275,801
TOTAL JUST VALUE			462,329
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			445,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801582	CO ISSUED	0	04/23/2019
B1801582	NEW CONSTR	366,645	02/14/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/0178	11/02/2022	WD	Q	I	01	475,000
GRANTOR: ASBELL MICHAEL A & TA						
GRANTEE: BOBINGER CLAYTON E						
2270/1387	4/23/2019	WD	Q	I	01	345,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: ASBELL MICHAEL A &						

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	18	3			54.00	6.50	100	2018	2018	3	97	340
2	0811	CONCRETE B	0	100	0	0			855.00	5.20	100	2018	2018	3	97	4,313
3	0476	VF 6 SBPL	0	100	0	0			54.00	32.00	100	2018	2018	3	92	1,590

BLD DATE		04/05/2023	NW	LGL DATE	04/09/2024	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2018] W22 FOP=[YR=2018] N8 W18 S10 E18 N2\$ S2 W18 S44 E14 FOP=[YR=2018] E7 FGR=[YR=2018] S10 E19 N2 E10 N21 W10 N6 W10 S6 W9 S13\$ N7 W7 S7\$ N7 E7 N6 E9 N6 E10 N27\$ PTR=E25 FUS=[YR=2018] E40 S18 STR=[YR=2018] S7 W8 N7 E8\$ W8 S7 E8 S10 W18 S2 W9 N1 W13 N36 \$ W25\$.	

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