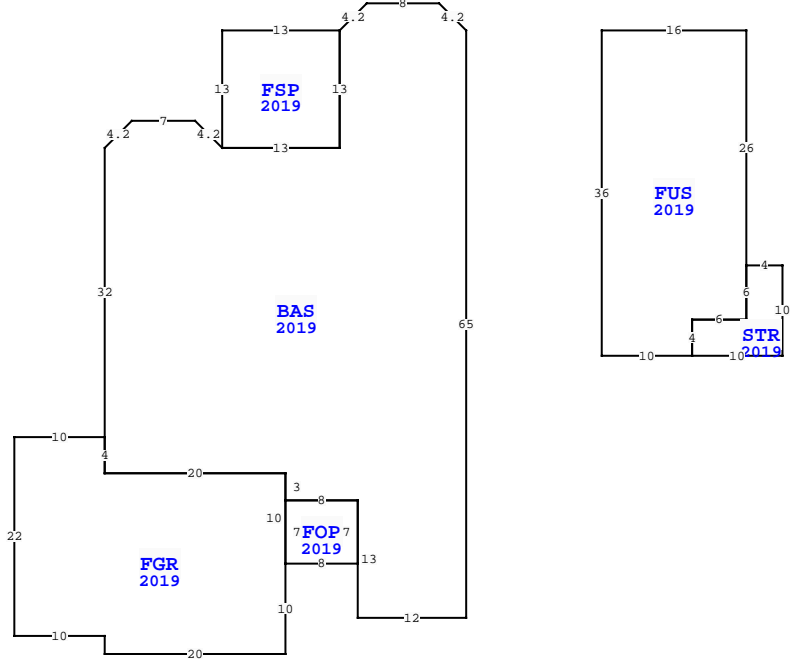


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		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	1,901	100	2019
FGR	620	55	2019
FOP	56	30	2019
FSP	169	40	2019
FUS	552	100	2019
STR	64	10	2019
TOTALS	3,362		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,885	124.1834	124.18	358,259	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2020										Heated Area: 2453	HX Base Yr 2020



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			351,094
TOTAL MARKET OB/XF VALUE			6,393
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			432,487
SOH/AGL Deduction			139,332
ASSESSED VALUE			293,155
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			242,433
TOTAL JUST VALUE			432,487
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			416,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805012	CO ISSUED	0	02/13/2019
B1805012	NEW CONSTR	327,229	05/17/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2740/95	9/24/2024	QC	U	I	11	100
GRANTOR: SMITH ERIKA						
GRANTEE: HIRES COLBY MORGAN						
2255/1580	2/13/2019	WD	Q	I	02	276,100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HIRES COLBY M						

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	19	3			6.50	100	2019	2019	3	97	359	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2019	2019	3	97	6,034	

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=2019] U3 L3 W8 D3 L3 FSP=[YR=2019] W13 S13 E13 N13\$ S13 W13 U3 L3 W7 D3 L3 S32 FGR=[YR=2019] W10 S22 E10 S2 E20 N10 FOP=[YR=2019] E8 N7 W8 S7\$ N10 W20 N4\$ S4 E20 S3 E8 S13 E12 N65\$ PTR= E15 FUS=[YR=2019] E16 S26 STR=[YR=2019] E4 S10 W10 N4 E6 N6\$ S6 W6 S4 W10 N36\$ W15\$.	

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							