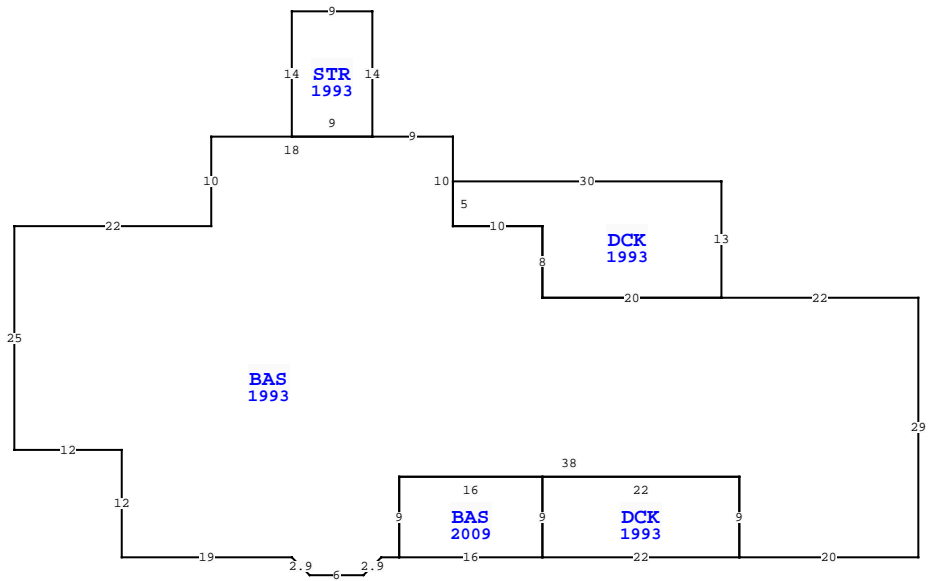




BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 60				
Interior Wall	04 PLYWOOD 40				
Interior Floor	11 CLAY TILE 70				
Interior Floor	09 PINE WOOD 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	3 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
BUD8 Adjustme	04 DIST 01 100				
Occupancy	00 NONE 100				
Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4029.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,201	100	1993	3,201	405,597
BAS	144	100	2009	144	18,247
DCK	198	10	1993	20	2,535
DCK	310	10	1993	31	3,928
STR	126	10	1993	13	1,648
TOTALS	3,979			3,409	431,952

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,409	108.7716	143.58	489,464	1939	2000	0	0	11.75	88.25
1 SNGL FAM - 100% - 2021 Heated Area: 3345 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			527,895
TOTAL MARKET OB/XF VALUE			38,802
TOTAL LAND VALUE - MARKET			404,000
TOTAL MARKET VALUE			970,697
SOH/AGL Deduction			126,488
ASSESSED VALUE			844,209
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			793,487
TOTAL JUST VALUE			970,697
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			947,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13091	RE-ROOF	7,000	08/01/2012
B26130	REMODEL	7,000	06/01/2012
B25599	ADDITION	2,480	02/01/2012
M16306	ADDITION	0	06/01/2011
B24656	REMODEL	8,800	04/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/0688	11/05/2020	WD	Q	I	01	825,000
GRANTOR: HORGAN MARY MARGARET						
GRANTEE: JONES PATRICIA L &						

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	0940	SHEDS/PORT	0 100	14	20	280.00	SF	20.10	20.10	100	1950	1950	3	20	1,126	
2	0300	BOAT DCK W	0 100	160	5	800.00	SF	40.00	40.00	100	2008	2008	3	48	15,360	
3	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1970	1970	3	30.4	2,128	
4	0811	CONCRETE B	0 100	30	24	720.00	SF	5.20	5.20	100	1970	1970	3	20	749	
5	0920	CWALL-WD/M	0 100	0	0	150.00	LF	390.00	390.00	100	1960	1960	3	20	11,700	
6	0811	CONCRETE B	0 100	0	0	180.00	SF	5.20	5.20	100	1975	1975	3	25	234	
7	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2012	2019	3	82	1,886	
8	0303	FLT DOCK W	0 100	16	10	160.00	SF	26.00	26.00	100	2012	2019	3	87	3,619	
9	0317	DCK PLNG W	0 100	0	0	4.00	UT	1,000.00	1,000.00	100	2012	2012	3	50	2,000	
TOTAL OB/XF 38,802																

LAND DESCRIPTION																								
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	000131	C	RES CREEK	100	0008	RSF-1	0.00	0.00	2.02	AC		1.00	1.00	1.00	200,000.00	200,000.00	404,000							

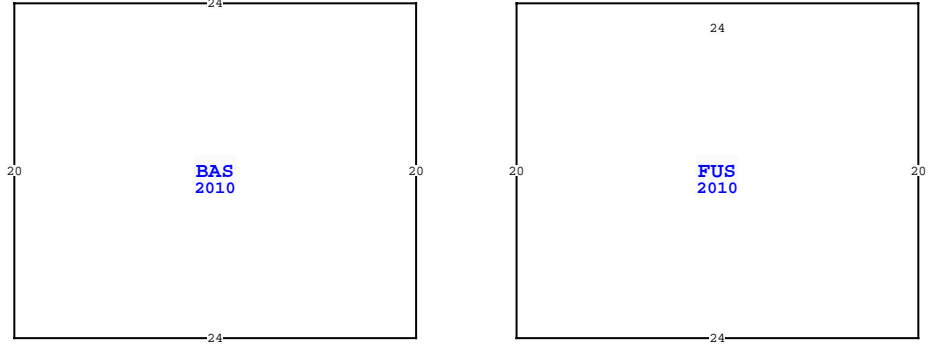
BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W22 DCK=[YR=1993] N13 W30 S5 E10 S8 E20 \$ W20 N8 W10 N10 W9 STR=[YR=1993] N14 W9 S14 E9 \$ W18 S10 W22 S25 E12 S12 E19 D2 R2 E6 U2 R2 E2 BAS=[YR=2009] E16 DCK=[YR=1993] E22 N9 W22 S9 \$ N9 W16 S9 \$ N9 E38 S9 E20 N29 \$.											



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	09	PINE WOOD 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
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		4029.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	480	100	2010
FUS	480	100	2010
TOTALS	960		960

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3		SINGLE FAM	- 0%	- 2021							
				Heated Area: 960			HX Base Yr 2021				



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			527,895
TOTAL MARKET OB/XF VALUE			38,802
TOTAL LAND VALUE - MARKET			404,000
TOTAL MARKET VALUE			970,697
SOH/AGL Deduction			126,488
ASSESSED VALUE			844,209
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			793,487
TOTAL JUST VALUE			970,697
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			947,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/0688	11/05/2020	WD	Q	I	01	825,000
GRANTOR: HORGAN MARY MARGARET						
GRANTEE: JONES PATRICIA L &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0												
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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2010] W24 S20 E24 N20 \$ PTR=E30 FUS=[YR=2010] W24 S20 E24 N20 \$ W30 \$.