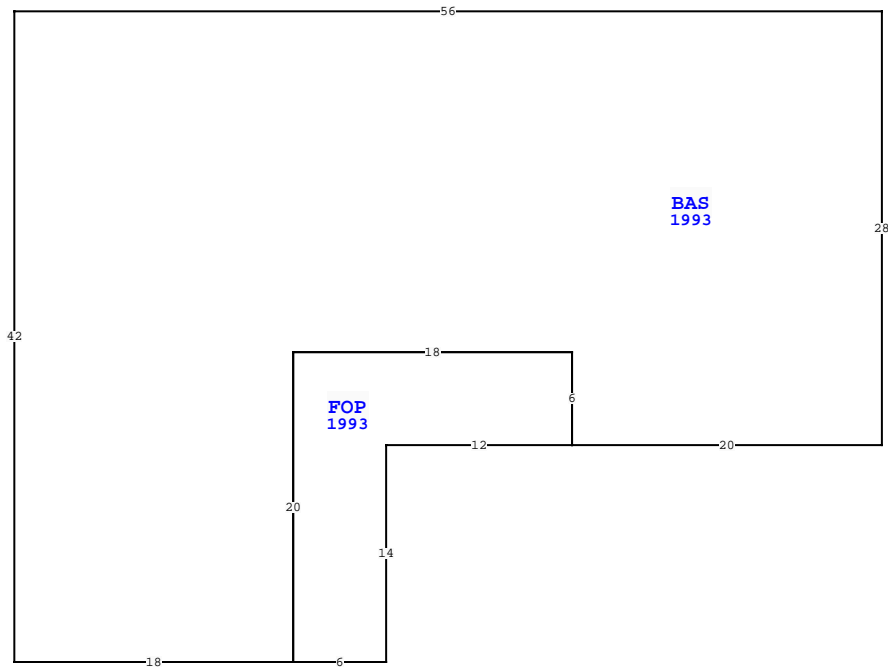


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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		4040.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,712	100	1993
FOP	192	30	1993
TOTALS	1,904		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2003								
Heated Area: 1712						HX Base Yr 2003					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			177,970
TOTAL MARKET OB/XF VALUE			36,105
TOTAL LAND VALUE - MARKET			332,350
TOTAL MARKET VALUE			546,425
SOH/AGL Deduction			333,487
ASSESSED VALUE			212,938
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			162,216
TOTAL JUST VALUE			546,425
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			520,951
2 WELLS-1 SEPTIC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008267	ADDITION	32,472	09/19/2017
17003505	REPAIR/RRF	10,900	04/20/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1093/1010	11/08/2002	WD	Q	I		146,800
GRANTOR: FREEMAN PATRICIA A &						
GRANTEE: CALLAWAY TAMMY & TE						
0708/0966	7/05/1994	WD	Q	I		94,400
GRANTOR: THORNTON DANNY & CECI						
GRANTEE: FREEMAN PATRICIA &						

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	0937	WELL	0	100	0	0		1.00	UT 6,000.00	100	0	0	3	100	6,000	
2	0510	GARAGE WD-	0	100	34	34		1,156.00	SF 35.00	100	1995	1995	3	20	8,092	
3	0811	CONCRETE B	0	100	0	0		1,190.00	SF 5.20	100	1998	1998	3	73	4,517	
4	0681	POLE SHED	0	100	40	36		1,440.00	SF 15.00	100	2017	2017	3	81	17,496	
TOTALS															36,105	

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/05/2025 MLU											

BUILDING DIMENSIONS											
BAS=[YR=1993] W56 S42 E18 FOP=[YR=1993] E6 N14 E12 N6 W18 S20\$ N20 E18 S6 E20 N28\$.											

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		RM	0.00	0.00	3.91	AC		1.00	1.00	1.00	85,000.00	85,000.00	332,350							