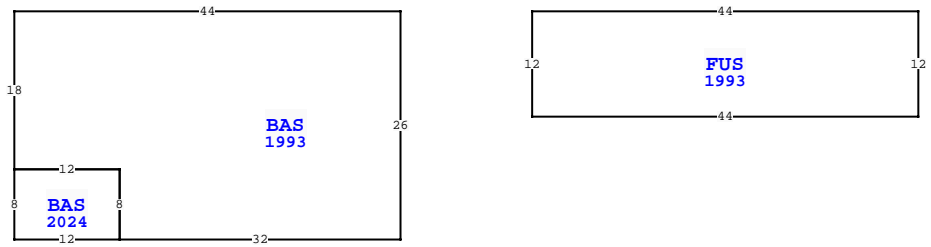


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
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		
1	SINGLE FAM	- 100%	- 2025		208,816	1980	2010	0	0	6.50	93.50	Heated Area: 1672 HX Base Yr 2025	



Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4040.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,048	100
BAS	96	100
FUS	528	100
TOTALS	1,672	1,672

TOT ADJ AREA	SUBAREA MARKET VALUE
1,048	122,377
96	11,210
528	61,656
1,672	195,243

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			195,243
TOTAL MARKET OB/XF VALUE			16,313
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			296,556
SOH/AGL Deduction			0
ASSESSED VALUE			296,556
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			245,834
TOTAL JUST VALUE			296,556
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,964
EYB ADJSTD FOR REMODELING FROM 6/2023 PURCHASE (RE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E029425	CHNGE SRVC	300	05/01/2002
94-0183	REPAIR/RRF	500	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/1061	12/04/2024	WD	Q	I	01	360,000
GRANTOR: NICHOLSON BRIAN & TEN						
GRANTEE: OVERLY CHRISTON LEE						
2704/574	4/03/2024	WD	Q	I	01	360,000
GRANTOR: STEELE KEITH						
GRANTEE: NICHOLSON BRIAN & T						

EXTRA FEATURES	
L N	OB/XF CODE
1	0810
2	0510

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
CONCRETE A	0	100	6	44			6.50	100	1980	1980	3	30	515	
GARAGE WD-	0	100	31	26	SF	35.00	35.00	100	2002	2002	3	56	15,798	

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

BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W44 S18 E12 S8 E32 N26 \$	
FUS=[YR=1993;ORIG=15,0] E44 S12 W44 N12 \$	
PTR=[ORIG=0,0] E15 W15 \$	
BAS=[YR=2024;ORIG=-44,18] E12 S8 W12 N8 \$	

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	153.00	286.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							