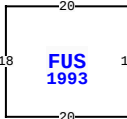
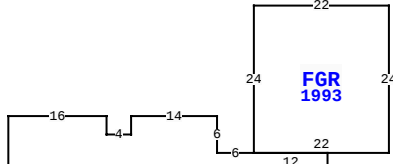
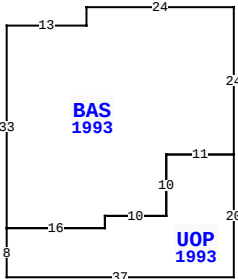
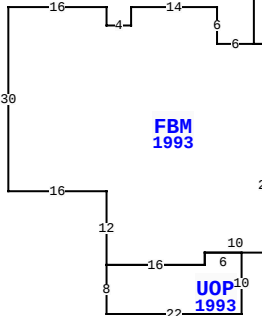
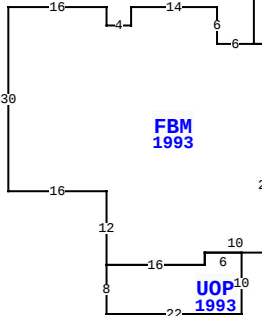
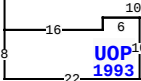




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	03	MASONRY 100			
Stories	3.	3. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4053.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,141	100	1993	1,141	100,492
FBM	1,612	80	1993	1,290	113,616
FGR	528	55	1993	290	25,542
FUS	360	100	1993	360	31,707
UOP	188	20	1993	38	3,347
UOP	448	20	1993	90	7,927
TOTALS	4,277			3,209	282,631

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,209	104.2314	104.23	334,474	1993	1993	0	0	0	15.50	84.50
1 SINGLE FAM - 100% - 1996						Heated Area: 2791		HX Base Yr 1996				
												
												
												
												
												
												
BLD DATE						LGL DATE						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		282,631	
TOTAL MARKET OB/XF VALUE		45,579	
TOTAL LAND VALUE - MARKET		312,110	
TOTAL MARKET VALUE		640,320	
SOH/AGL Deduction		250,873	
ASSESSED VALUE		389,447	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		333,725	
TOTAL JUST VALUE		640,320	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		588,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E311788	CHNGE SRVC	750	10/01/2003
B007157	GARAGE	22,400	05/01/2000
7337	NEW CONSTR	5,800	04/09/1991
6103	NEW CONSTR	1,500	08/01/1989
5797	NEW CONSTR	65,948	06/08/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2569/1187	5/25/2022	LE	U	I	11
GRANTOR: JONES WALTER C					
GRANTEE: PEREZ-VILLARREAL BE					
2567/0924	5/25/2022	LE	U	I	11
GRANTOR: JONES WALTER C					
GRANTEE: PEREZ-VILLAREAL BEV					

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	24	20	480.00	SF	6.50	6.50
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0300	BOAT DCK W	0 100	32	8	256.00	SF	40.00	40.00
4	0851	PATIO STON	0 100	0	0	800.00	SF	0.75	0.75
5	0810	CONCRETE A	0 100	0	0	256.00	SF	6.50	6.50
6	0511	GARAGE CB-	0 100	32	28	896.00	SF	40.00	40.00
7	0300	BOAT DCK W	0 100	20	12	240.00	SF	40.00	40.00
8	0350	CARPORT WD	0 100	32	10	320.00	SF	13.00	13.00
9	0803	ASPHALT C	0 100	0	0	5,536.00	SF	2.00	2.00
10	0820	WOOD WALK	0 100	0	0	120.00	SF	11.75	11.75

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

BUILDING NOTES									
BUILDING DIMENSIONS									
FBM=[YR=1993;ORIG=-22,24] W6 N6 W14 S3 W4 N3 W16 S30 E16 S12 E16 N2 E10 N22 E10 N12 W12 \$									
BAS=[YR=1993;ORIG=20,0] E13 N3 E24 S24 W11 S10 W10 S2 W16 N33 \$									
FGR=[YR=1993;ORIG=0,0] W22 S24 E22 N24 \$									
UOP=[YR=1993;ORIG=57,21] S20 W37 N8 E16 N2 E10 N10 E11 \$									
FUS=[YR=1993;ORIG=0,-20] N18 E20 S18 W20 \$									
UOP=[YR=1993;ORIG=-46,60] S8 E22 N10 W6 S2 W16 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0005	OR	108.00	650.00	108.00
2	000131	C	RES CREEK	100	0005	OR	100.00	650.00	100.00
3	000131	C	RES CREEK	100	0005	OR	105.00	683.00	105.00