



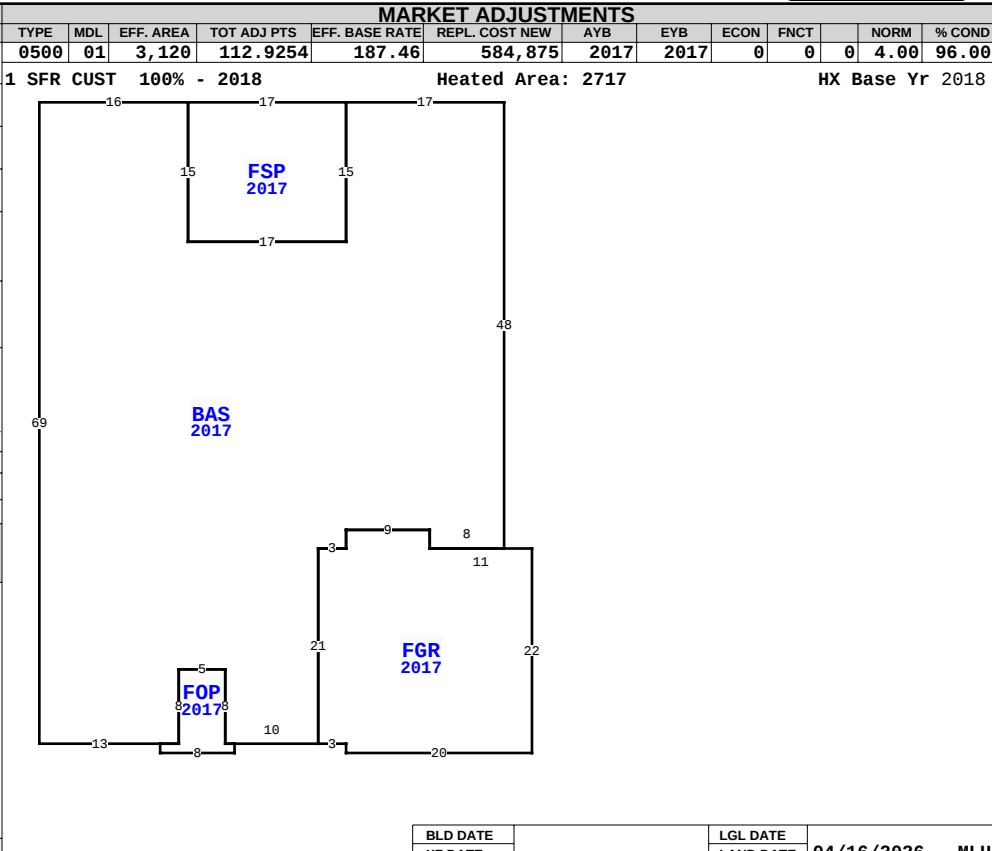
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,717	100	2017	2,717	488,956
FGR	521	55	2017	287	51,649
FOP	48	30	2017	14	2,519
FSP	255	40	2017	102	18,356
TOTALS	3,541			3,120	561,480

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
49,440									

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49,440									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					561,480				
TOTAL MARKET OB/XF VALUE					49,440				
TOTAL LAND VALUE - MARKET					305,000				
TOTAL MARKET VALUE					915,920				
SOH/AGL Deduction					366,336				
ASSESSED VALUE					549,584				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					498,173				
TOTAL JUST VALUE					915,920				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					882,761				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801249	SWIM POOL	35,000	02/05/2018
17011506	CO ISSUED	0	12/28/2017
1706759	NEW CONSTR	315,098	07/28/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2632/622	4/18/2023	WD	U	I	11	100	
GRANTOR: BLACKSTONE MICHAEL &							
GRANTEE: BLACKSTONE FAMILY L							
2167/1111	12/29/2017	WD	Q	I	02	555,300	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: BLACKSTONE MICHAEL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W17 FSP=[YR=2017] W17 S15 E17 N15\$ S15 W17 N15 W16 S69 E13 FOP=[YR=2017] S1 E8 N1 W1 N8 W5 S8 W2\$ E2 N8 E5 S8 E10 FGR=[YR=2017] E3 S1 E20 N22 W11 N2 W9 S2 W3 S21\$ N21 E3 N2 E9 S2 E8 N48\$.									