

REVIEW DATE	01/31/2024	BY	KBA	Total Acres: 0.00	Total Land Value: 1,126,250	Market: 0	Agricultural: 0	Common: 1,126,250	PRINTED 07/09/2026 BY SYS
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BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 50
17CB STUCCO 50
03GABLE/HIP 100
12MODULAR MT 100
05DRYWALL 100
09PINE WOOD 70
14CARPET 30
03CENTRAL 100
04AIR DUCTED 100
2100
2100
02WOOD FRAME 100
2.100
0100
00NONE 100

03Quality Level 03
0800MULTI-FAMILY
MAP NUMMKT AREA03
NEIGHBORHOOD/LOC3027.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS424100200242453,999
DCK8810200291,146
FGR46055200225332,221
FOP38030200211414,519
FSP34040200213617,321
FST136552002759,551
FUS1,02010020021,020129,903
UOP164202002334,202
TOTALS3,0122,064262,862

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECONFNCTNORM% COND
0900012,064103.3900143.71296,6172002200200011.3888.62
2 SNGL FAM 0% - 0Heated Area: 1444HX Base Yr

FOP2002

FST2002

BAS2002

UOP2002

FGR2002

FSP2002

FUS2002

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 8Tax Dist:
BUILDING MARKET VALUE535,248
TOTAL MARKET OB/XF VALUE48,744
TOTAL LAND VALUE - MARKET1,126,250
TOTAL MARKET VALUE1,710,242
SOH/AGL Deduction0
ASSESSED VALUE1,710,242
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE1,710,242
TOTAL JUST VALUE1,710,242
INCOME VALUE0
PREVIOUS YEAR MKT VALUE1,628,921

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA
OFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICE
2113/11204/12/2017WDQ Q I 011,065,000
GRANTOR:ARNOLD CHARLES WILLIA
GRANTEE:LOTT JOHN E
1393/16998/12/2005WDQ Q I 010
GRANTOR:ARNOLD CHARLES W & MA
GRANTEE:ARNOLD CHARLES WILL

BUILDING NOTES

BUILDING DIMENSIONS
UOP=[YR=2002] W4 FOP=[YR=2002] N5 W38 S10 FST=[YR=2002]
S17 FGR=[YR=2002] S13 E34 N13 BAS=[YR=2002] N17 W26 S15 E9
S2 E17 \$ W17 N2 W9 S2 W8 \$ E8 N17 W8 \$ E38 N5 \$ S5 W4 S18 E8
N23 \$ PTR= E15 FSP=[YR=2002] E34 DCK=[YR=2002] E4 S22 W4
N22 \$ S10 FUS=[YR=2002] S30 W34 N30 E34 \$ W34 N10 \$ W15 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

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