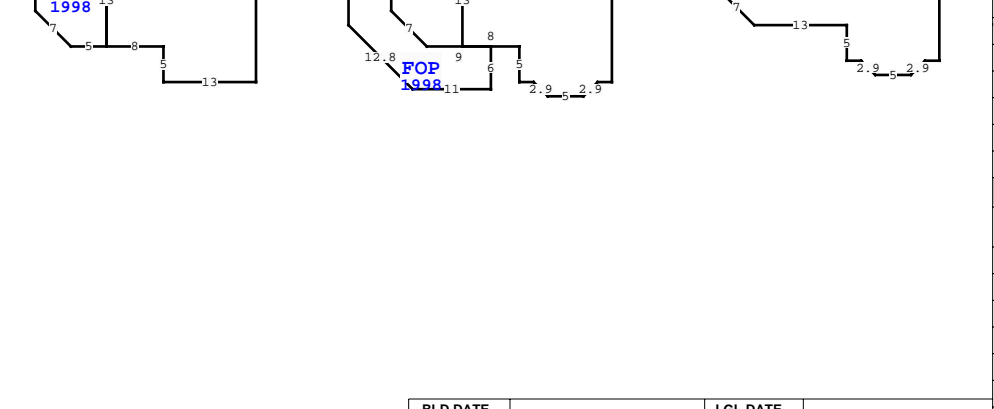


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	100%	- 2021									
				Heated Area: 3064				HX Base Yr 2021				



Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1051.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	118	100	1998	118	27,580
FGR	1,400	55	1998	770	179,973
FOP	266	30	1998	80	18,698
FUS	1,414	100	1998	1,414	330,496
FUS	1,532	100	1998	1,532	358,076
TOTALS	4,730			3,914	914,824

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			914,824
TOTAL MARKET OB/XF VALUE			9,996
TOTAL LAND VALUE - MARKET			1,575,000
TOTAL MARKET VALUE			2,499,820
SOH/AGL Deduction			679,108
ASSESSED VALUE			1,820,712
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			1,769,301
TOTAL JUST VALUE			2,499,820
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,318,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112311	H/AC	2,800	01/03/2012
20110573	H/AC	2,800	04/18/2011
20033461	HURRICANE SHUTTER	6,000	07/10/2003
19990157	BEACH WALKOVER	0	03/31/1999
19983065	NEW CONSTR	300,000	01/26/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2368/0182	6/12/2020	WD	Q	I	02	2,144,000
GRANTOR: WINSTON MELODIE ANNE						
GRANTEE: MYLES WILLIAM T & I						
0783/1690	1/31/1997	WD	Q	V		265,000
GRANTOR: LASSERRE CURTISS H						
GRANTEE: WINSTON MELODIE ANN						

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	0500	FP-PRE FAB	0	100	0	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	5,530								
2	1241	WD DECK G	0	100	4	64.00	UT	15.53	15.53	100	1998	1998	3	24	238								
3	1241	WD DECK G	0	100	0	433.00	UT	15.53	15.53	100	1998	1998	3	24	1,613								
4	1241	WD DECK G	0	100	8	56.00	UT	11.50	11.50	100	1998	1998	3	24	155								
6	0416	DUNE WALKS	0	100	171	4	684.00	SF	15.00	15.00	100	1999	1999	3	20	2,052							
7	1242	WD DECK A	0	100	28	3	84.00	SF	10.00	10.00	100	1999	1999	3	20	168							
8	1242	WD DECK A	0	100	20	6	120.00	SF	10.00	10.00	100	1999	1999	3	20	240							
TOTALS													4,730		3,914	914,824							

BUILDING NOTES			
BLD DATE			
LGL DATE			
XF DATE			
LAND DATE			
AG DATE			
INC DATE			
04/27/2026 MLU			

BUILDING DIMENSIONS												
FUS=[YR=1998] W13 S3 W18 S17 FOP=[YR=1998] W6 S26 D9 R9												
E11N6W9 U5 L5 N24\$ S16 E10 S13 E8 S5 E2 D2 R2 E5 U2 R2 E2												
N54 \$ PTR= E15 FUS=[YR=1998] E18 N3 E13 S54 W2 D2 L2 W5 U2												
L2 W2N5 W13 U5 L5 N41\$ W15 \$ PTR=W50 FGR=[YR=1998] W13 S3 W18												
S33 BAS=[YR=1998] S8 D5 R5 E5 N13 W10 \$ E10 S13 E8 S5 E13												
N54 \$ E50 \$.												

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	000120	C	RES OCEAN	100	0006	R-3	75.00	200.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000								