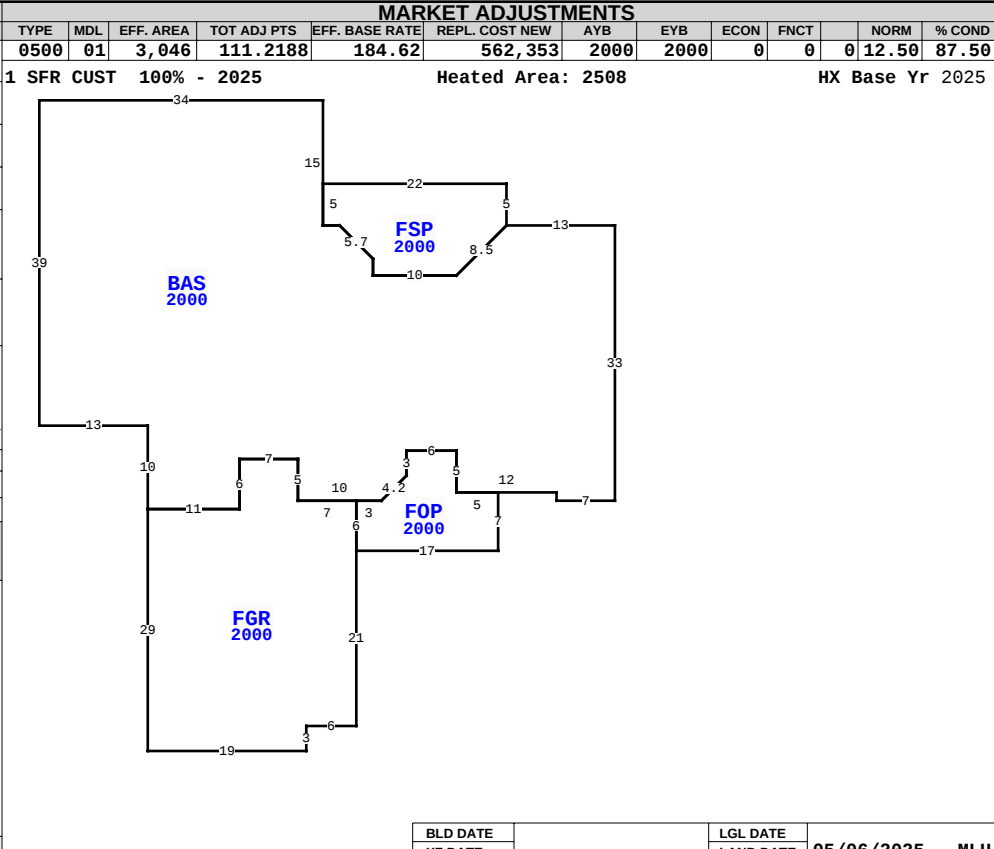




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	15	CONC BLOCK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,508	100	2000	2,508	405,149
FGR	756	55	2000	416	67,202
FOP	148	30	2000	44	7,108
FSP	196	40	2000	78	12,600
TOTALS	3,608			3,046	492,059



EXTRA FEATURES															TOTAL OB/XF 40,146				
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		
4	0819	CONC 12"	0	100	3	6	18.00	SF	9.50	9.50	100	2000	2000	3	75	128			
6	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18			
8	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2025	2024	03	100	40,000			

LAND DESCRIPTION										TOTAL OB/XF										40,146	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000				
REVIEW DATE		02/20/2025		BY HSA		Total Acres: 0.00			Total Land Value: 300,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY															PAGE 1 of 1		2
VALUATION SUMMARY															STANDARD		
VALUATION BY																	
Tax Group: 2															Tax Dist:		
BUILDING MARKET VALUE															492,059		
TOTAL MARKET OB/XF VALUE															40,146		
TOTAL LAND VALUE - MARKET															300,000		
TOTAL MARKET VALUE															832,205		
SOH/AGL Deduction															0		
ASSESSED VALUE															832,205		
TOTAL EXEMPTION VALUE															51,411		
BASE TAXABLE VALUE															780,794		
TOTAL JUST VALUE															832,205		
NCON VALUE															0		
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE															812,364		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0400	INGROUND FIBERGLA	57,000	09/16/2024
20060318	XFOB	2,000	02/09/2006
991733	NEW CONSTR	159,000	12/07/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2701/1932	3/26/2024	WD	Q	I	01	955,000	
GRANTOR: CHAPIN STEPHEN R SR &							
GRANTEE: HART ANNE ELIZABETH							
2220/1180	8/27/2018	WD	U	I	11	100	
GRANTOR: FLOYD CAROL B & STEPH							
GRANTEE: CHAPIN STEPHEN R SR							

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS=[YR=2000] W13 FSP=[YR=2000] N5 W22 S5 E2 R4 D4 S2 E10 U6 R6 \$ L6 D6 W10 N2 U4 L4 W2 N15 W34 S39E13 S10 FGR=[YR=2000] S29 E19 N3 E6N21 FOP=[YR=2000] E17 N7 W5 N5 W6 S3 D3 L3 W3 S6\$ N6 W7 N5 W7 S6 W11 \$ E11 N6 E7 S5 E10 R3 U3 N3 E6 S5 E12 S1 E7 N33 \$.														