



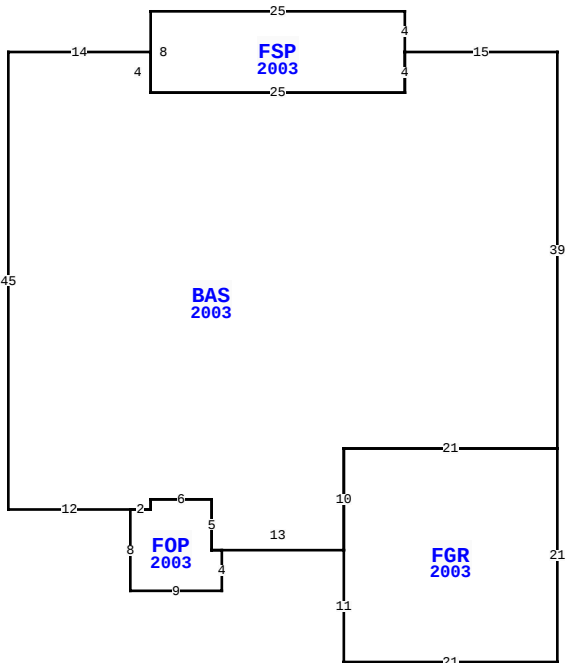
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms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

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100	2003	2,250	257,321
FGR	441	55	2003	243	27,791
FOP	74	30	2003	22	2,516
FSP	200	40	2003	80	9,149
TOTALS	2,965			2,595	296,778

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,595	92.4480	128.50	333,458	2003	2003	0	0
1 SNGL FAM 0% - 2024 Heated Area: 2250 HX Base Yr									
									
BLD DATE: 04/08/2026 MLU									

TOTAL OB/XF									
2,975									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		296,778	
TOTAL MARKET OB/XF VALUE		2,975	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		384,753	
SOH/AGL Deduction		0	
ASSESSED VALUE		384,753	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		384,753	
TOTAL JUST VALUE		384,753	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		405,791	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1708177	H/AC	0	12/01/2017
B0310641	NEW CONSTR	165,457	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2658/236	7/17/2023	WD	Q	I	01
GRANTOR: MCNEILL JOHN V & MARG					
GRANTEE: MENDENHALL LIVING T					
2217/1000	8/06/2018	WD	Q	I	02
GRANTOR: KING GEOFFREY D W					
GRANTEE: MCNEILL JOHN V & MA					

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

BUILDING DIMENSIONS									
BAS=[YR=2003] W15 FSP=[YR=2003] N4 W25 S8 E25 N4\$ S4 W25 N4 W14 S45 E12 FOP=[YR=2003] S8 E9 N4 W1 N5 W6 S1 W2\$ E2 N1 E6 S5 E13 FGR=[YR=2003] S11 E21 N21 W21 S10\$ N10 E21 N39\$.									