



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4026.00
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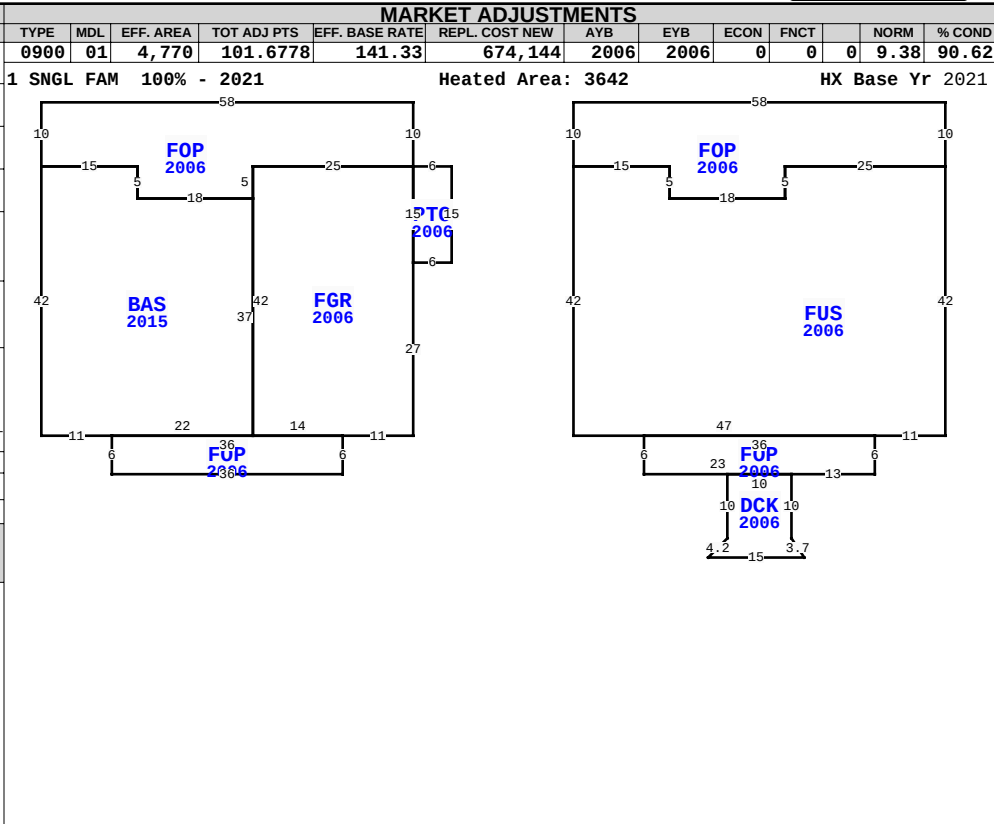
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2015	1,296	165,983
DCK	138	10	2006	14	1,793
FGR	1,050	55	2006	578	74,027
FOP	216	30	2006	65	8,324
FOP	216	30	2006	65	8,324
FOP	670	30	2006	201	25,742
FOP	670	30	2006	201	25,742
FUS	2,346	100	2006	2,346	300,460
PTO	90	5	2006	4	512

TOTALS	6,692			4,770	610,909
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EXTRA FEATURES					
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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
2	0300	BOAT DCK W	0	100	0	0	932.00	SF	40.00	40.00	100	2006	2006	3	36	13,421	
3	1124	CB/STC 4"	0	100	0	0	105.00	SF	6.50	6.50	100	2006	2006	3	84	573	
4	0752	USP	0	100	10	8	80.00	SF	15.00	15.00	100	2012	2012	3	60	720	
5	0310	AL GANG WY	0	100	0	0	15.00	LF	115.00	115.00	100	2012	2012	3	45	776	
6	0303	FLT DOCK W	0	100	12	6	72.00	SF	26.00	26.00	100	2012	2012	3	60	1,123	
7	0860	POOL/SPA	0	100	28	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	

LAND DESCRIPTION			TOTAL OB/XF 64,113														
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
1	000116	C	RES MARSH	100		RSF	1109.00	280.00	109.00	FF		1.00	1.00	1.00	2,300.00	2,300.00	250,700



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		610,909	
TOTAL MARKET OB/XF VALUE		64,113	
TOTAL LAND VALUE - MARKET		250,700	
TOTAL MARKET VALUE		925,722	
SOH/AGL Deduction		271,346	
ASSESSED VALUE		654,376	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		602,965	
TOTAL JUST VALUE		925,722	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		867,166	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633149	SWIM POOL	30,000	09/01/2016
C16116	CO ISSUED	200,822	09/01/2005
E15791	ELEC OTHER	2,000	09/01/2005
M10333	TANKS/BLRS	0	09/01/2005
P10052	OTHER	0	09/01/2005
R08264	REPAIR/RRF	5,000	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2339/0482	1/31/2020	WD	Q	I	02
GRANTOR: LOPER JAMES					
GRANTEE: MATHIS MISTY B & MI					
1324/0177	6/09/2005	WD	Q	V	
GRANTOR: BLACKROCK DEVELOPMENT					
GRANTEE: LOPER JAMES & ANGEL					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=2006] W58 S10 BAS=[YR=2015] S42 E11 FOP=[YR=2006] S6 E36 N6 FGR=[YR=2006] E11 N27 PTO=[YR=2006] E6 N15 W6 S15\$ N15 W25 S42 E14\$ W36\$ E22 N37 W18 N5 W15\$ E15 S5 E18 N5 E25 N10\$ PTR=[YR=2006] E25 FOP=[YR=2006] E58 S10 FUS=[YR=2006] S42 W11 FOP=[YR=2006] S6 W13 DCK=[YR=2006] S10 D3 R2 W15 U3 R3 N10 E10\$ W23 N6 E36\$ W47 N42 E15 S5 E18 N5 E25\$ W25 S5 W18 N5 W15 N10\$ W25\$.					