

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 50
Exterior Wall	16 WD FR STUC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100
Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,220	121.6700	144.48	465,226	1987	1987	0	0	17.50	82.50

1 SNGL FAM - 100% - 2022 Heated Area: 2761 HX Base Yr 2022

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		383,811	
TOTAL MARKET OB/XF VALUE		21,689	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		585,500	
SOH/AGL Deduction		3,188	
ASSESSED VALUE		582,312	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		532,312	
TOTAL JUST VALUE		585,500	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		565,351	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,805	100	1,805	215,148
FOP	180	30	54	6,437
FOP	552	30	166	19,787
FUS	956	100	956	113,951
STP	12	10	1	119
UGR	529	45	238	28,368
<b>TOTALS</b>	<b>4,034</b>		<b>3,220</b>	<b>383,811</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313332	ROOF	8,000	01/01/2013
BP4279	N/A	9,700	07/31/1987
BP3827	N/A	68,200	01/17/1987

  

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/1730	9/15/2021	QC	U	I	11	210,000

  

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

GRANTOR: PULLEN FREDRIC W III						
GRANTEE: PULLEN THOMAS MATH						
2403/1474	10/16/2020	FJ	U	I	11	100
GRANTOR: BOYLE JUDITH COLEMAN						
GRANTEE: PULLEN FREDERIC WAL						

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	0810	CONCRETE A	0 100	49	3	147.00	SF	6.50	6.50	100	1987	1987	3	54.5	521	
2	0812	CONCRETE C	0 100	0	0	1,067.00	SF	4.00	4.00	100	1987	1987	3	54.5	2,326	
3	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00	100	1987	1987	3	20	7,650	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
5	0845	KOOL DECK	0 100	0	0	384.00	SF	7.25	7.25	100	1993	1993	3	68	1,893	
6	1076	TRELLIS A	0 100	12	12	144.00	SF	7.50	7.50	100	2007	2007	3	52	562	
7	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	35	1,750	
8	0835	QUARY TILE	0 100	0	0	804.00	SF	7.00	7.00	100	2007	2007	3	89	5,009	
9	0835	QUARY TILE	0 100	0	0	112.00	SF	7.00	7.00	100	2007	2007	3	89	698	

BUILDING NOTES														
BUILDING DIMENSIONS														
UGR=[YR=1993] W23 S1 FOP=[YR=1993] W46 S12 BAS=[YR=1993] S8 W3 S12 E3 S18 E16 FOP=[YR=1993] S4 STP=[YR=1993] S2 E6 N2 W6 \$ E30 N6 W30 S2\$ N2 E30 N2 E6 R3 U3 N4 U3 L3 W6 N24 W46\$ E46 N12\$ S22 E23 N23\$ PTR=E15 FUS=[YR=1993] E46 S18 W30 S8 W16 N26 \$ W15\$.														

LAND DESCRIPTION																								
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	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

TOTAL OB/XF														
21,689														