



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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
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
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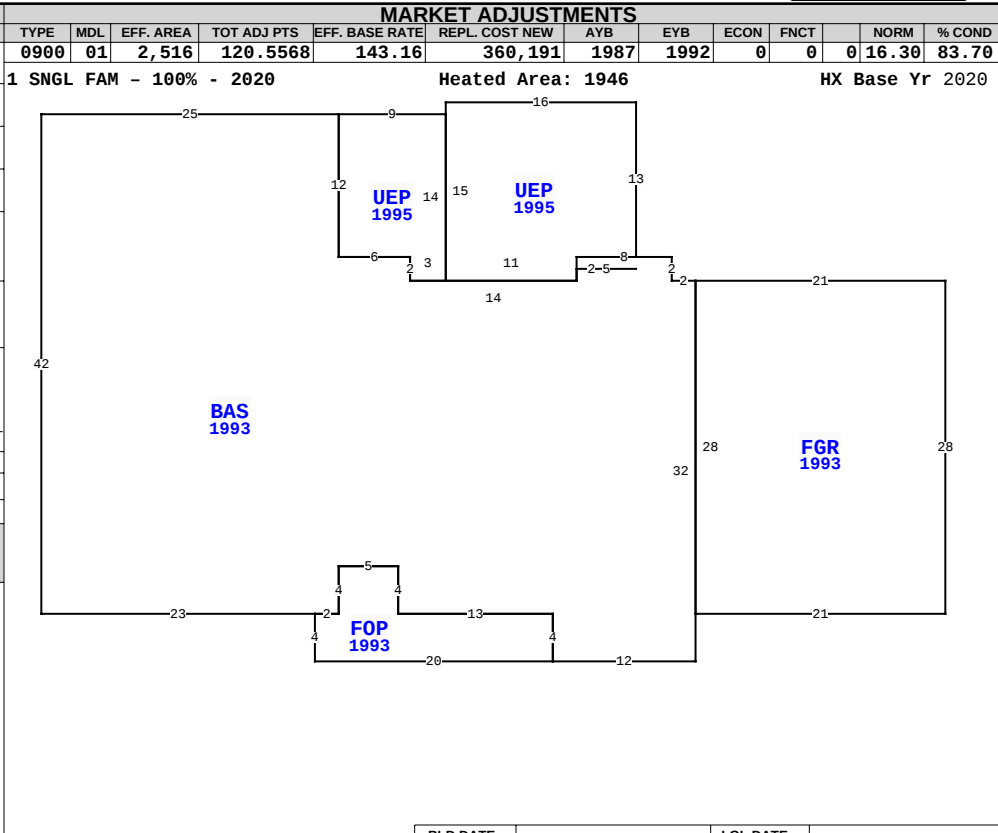
NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100	1,946	233,179
FGR	588	55	323	38,704
FOP	100	30	30	3,595
UEP	114	60	68	8,148
UEP	248	60	149	17,854

TOTALS	2,996	2,516	301,480
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	52	16	832.00	SF	5.20
2	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0476	VF 6 SBPL	1	100	0	0	222.00	LF	32.00
6	0470	VNYL GATE	1	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00



TOTAL OB/XF									
12,663									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY		STANDARD							
Tax Group: 8		Tax Dist:							
BUILDING MARKET VALUE		301,480							
TOTAL MARKET OB/XF VALUE		12,663							
TOTAL LAND VALUE - MARKET		180,000							
TOTAL MARKET VALUE		494,143							
SOH/AGL Deduction		287,012							
ASSESSED VALUE		207,131							
TOTAL EXEMPTION VALUE		50,000							
BASE TAXABLE VALUE		157,131							
TOTAL JUST VALUE		494,143							
NCON VALUE		14,272							
INCOME VALUE									
PREVIOUS YEAR MKT VALUE		458,588							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015640	XFOB	38,476	10/18/2022
B1907911	REMODEL	30,000	09/18/2019
B9502400	ADDITION	3,000	11/01/1995
11111111	N/A	68,216	08/14/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2296/1180	8/08/2019	WD	Q	I	01	390,000	
GRANTOR: HEGARTY JOHN J & MOIR							
GRANTEE: RAY LUTHER B IV & J							
1239/1339	6/22/2004	WD	U	I	07	100	
GRANTOR: VOSS FREDERICK C & AN							
GRANTEE: HEGARTY JOHN J & MO							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-21,0] W2 N2 W8 S2 W14 N2 W6 N12 W25 S42 E23 E2 N4 E5 S4 E13 S4 E12 N32 \$									
FGR=[YR=1993;ORIG=0,0] W21 S28 E21 N28 \$									
UEP=[YR=1995;ORIG=-42,-14] W9 S12 E6 S2 E3 N14 \$									
FOP=[YR=1993;ORIG=-53,28] S4 E20 N4 W13 N4 W5 S4 W2 \$									
UEP=[YR=1995;ORIG=-26,-2] N13 W16 S15 E11 U1L0 U0R5 \$									