



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

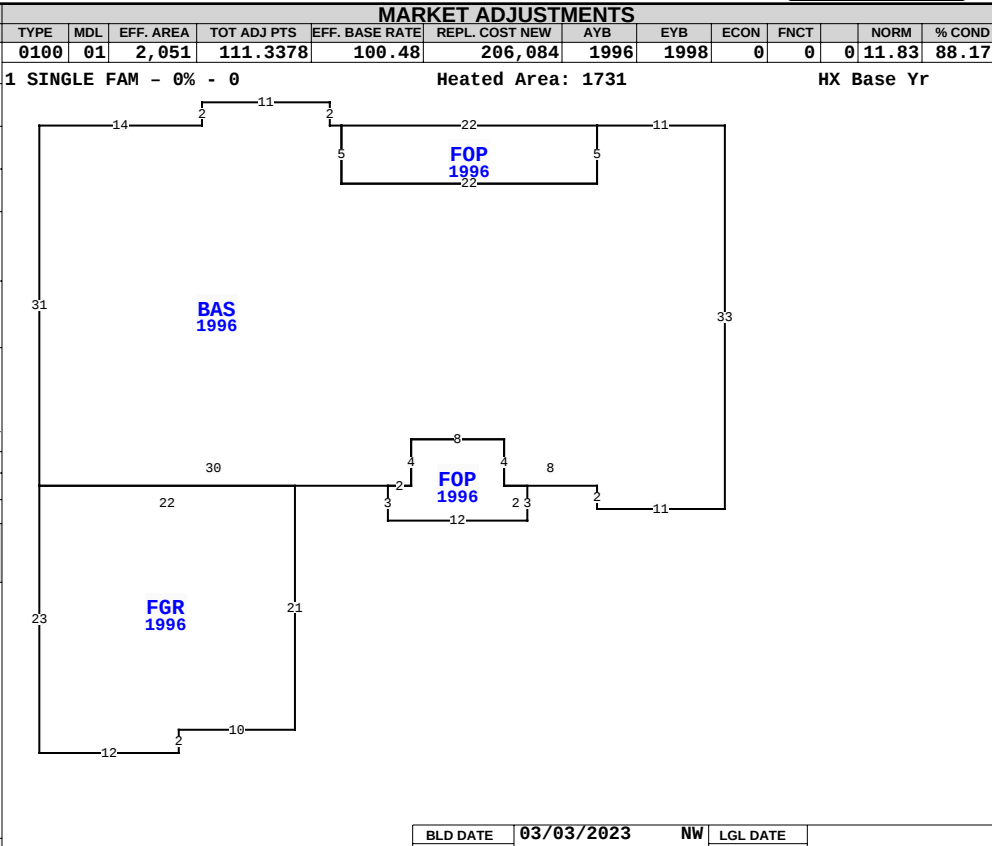
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,731	100	1,731	153,355
FGR	486	55	267	23,654
FOP	68	30	20	1,772
FOP	110	30	33	2,924
TOTALS	2,395		2,051	181,704

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	676.00	SF	5.20
3	0861	POOL GUNIT	0	0	0	0	401.00	SF	85.00
4	0845	KOOL DECK	0	0	0	0	664.00	SF	7.25
5	0476	VF 6 SBPL	0	0	0	0	40.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	RS-2	0.00	0.00	1.00

REVIEW DATE	06/13/2017	BY	DJX
-------------	------------	----	-----



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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0811	CONCRETE B	0	0	0	0	676.00	SF	5.20	5.20	100	1996	1996	3	73	2,566	
3	0861	POOL GUNIT	0	0	0	0	401.00	SF	85.00	85.00	100	1996	1996	3	20	6,817	
4	0845	KOOL DECK	0	0	0	0	664.00	SF	7.25	7.25	100	1996	1996	3	73	3,514	
5	0476	VF 6 SBPL	0	0	0	0	40.00	LF	32.00	32.00	100	2012	2012	3	85	1,088	

TOTAL OB/XF										16,785							
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	000100	C	SFR	0	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000

Total Acres:	0.00	Total Land Value:	180,000	Market:	0	Agricultural:	0
--------------	------	-------------------	---------	---------	---	---------------	---

NASSAU COUNTY PROPERTY										PAGE 1 of 1				8
VALUATION SUMMARY										STANDARD				
VALUATION BY					Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE										181,704				
TOTAL MARKET OB/XF VALUE										16,785				
TOTAL LAND VALUE - MARKET										180,000				
TOTAL MARKET VALUE										378,489				
SOH/AGL Deduction										0				
ASSESSED VALUE										378,489				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										378,489				
TOTAL JUST VALUE										378,489				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										345,232				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121252	ROOF	14,990	06/25/2012
B9603456	SWIM POOL	10,100	11/01/1996
B9603179	NEW CONSTR	69,568	08/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2473/1215	6/24/2021	WD	Q	I	01	375,000	
GRANTOR: FELIX TERRI L & KEVIN							
GRANTEE: SANCHEZ CATALINA &							
2404/0378	10/26/2020	PR	U	I	19	100	
GRANTOR: FELIX TERRI L & KEVIN							
GRANTEE: FELIX TERRI L & KEV							

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

BUILDING DIMENSIONS									
BAS=[YR=1996] W11 FOP=[YR=1996] W22 S5 E22 N5 \$ S5 W22 N5 W1 N2 W11 S2 W14 S31 FGR=[YR=1996] S23 E12 N2 E10 N21 W22 \$ E30 FOP=[YR=1996] S3 E12 N3W2 N4 W8 S4 W2 \$ E2 N4 E8 S4 E8 S2 E11 N33 \$.									