



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

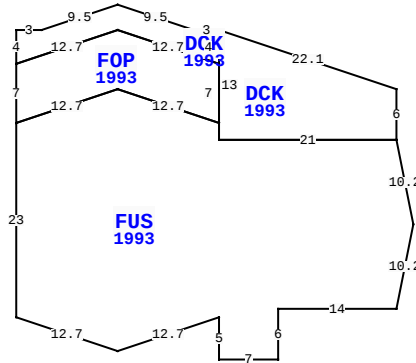
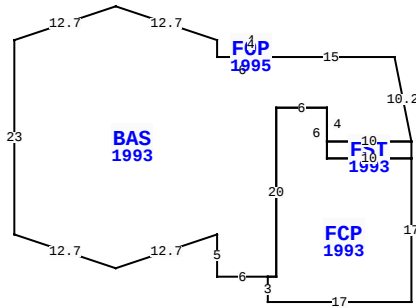
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	956	100	956	202,383
DCK	75	10	8	1,693
DCK	200	10	20	4,234
FCP	311	25	78	16,513
FOP	168	30	50	10,585
FOP	8	30	2	424
FST	20	55	11	2,329
FUS	1,130	100	1,130	239,219
TOTALS	2,868		2,255	477,378

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	0811	CONCRETE B	0	0	66	11		726.00	SF 5.20	100	1975	1975	3	27	1,019	
2	0812	CONCRETE C	0	0	0	0		1,853.00	SF 4.00	100	1995	1995	3	72	5,337	
3	1242	WD DECK A	0	0	0	0		322.00	SF 10.00	100	1985	1985	3	20	644	
4	1242	WD DECK A	0	0	8	8		64.00	SF 10.00	100	1985	1985	3	20	128	
5	0415	BEACHWALK	0	0	0	0		524.00	SF 5.75	100	1985	1985	3	20	603	
6	0820	WOOD WALK	0	0	25	3		75.00	SF 11.75	100	1995	1995	3	40	353	
7	0810	CONCRETE A	0	0	0	0		78.00	SF 6.50	100	1995	1995	3	72	365	

LAND DESCRIPTION			TOTAL OB/XF 8,449													
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
1	000120	C	SFR OCN FT	0		RS-1	85.00	400.00	85.00	FF		1.00	1.00	1.00	16,500.00	16,500.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,255	164.1578	233.92	527,490	1975	2003	0	0	9.50	90.50
1 SFR CUST - 0% - 2023						Heated Area: 2086			HX Base Yr		



NASSAU COUNTY PROPERTY										PAGE 1 of 1		8
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 8										Tax Dist:		
BUILDING MARKET VALUE										477,378		
TOTAL MARKET OB/XF VALUE										8,449		
TOTAL LAND VALUE - MARKET										1,402,500		
TOTAL MARKET VALUE										1,888,327		
SOH/AGL Deduction										0		
ASSESSED VALUE										1,888,327		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										1,888,327		
TOTAL JUST VALUE										1,888,327		
NCON VALUE										0		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										1,742,261		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230000354	RMDL BATH	100,000	01/12/2023
E951793	CHNGE SRVC	900	05/01/1995
B9501768	ADDITION	80,961	03/01/1995
B9501599	REMODEL	2,000	01/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/1840	11/02/2022	WD	Q	I	01	2,675,000
GRANTOR: SINCLAIR FIRST COAST						
GRANTEE: PANOS PIERRE						
2559/0428	4/28/2022	WD	U	I	11	100
GRANTOR: HALL JAMES DAVIS REVO						
GRANTEE: SINCLAIR FIRST COAS						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W15 FOP=[YR=1995] N2 W4 S2 E4\$ W6 N2 U4 L12 L12 D4 S23 D4 R12 R12 U4 S5E6FCP=[YR=1993] S3E17 N17FST=[YR=1993] N2W10S2E10\$W10N6W6 S20W1\$E1N20E6S4E10 U10 L2 \$ PTR=E15 DCK=[YR=1993] S4FOP=[YR=1993] S7 FUS=[YR=1993] S23 D4 R12 R12 U4 S5E7 N6E14 U10 R2 L2 U10 W21N2 L12 U4 D4 L12 \$ R12 U4 D4 R12 N7 U4 L12 L12 D4 \$ U4 R12 R12 D4 N4 DCK=[YR=1993] S13E21N6 U7 L21 \$W3 U3 L9 L9 D3 W3\$ W15\$.									