



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	08	IRREGULAR 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	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

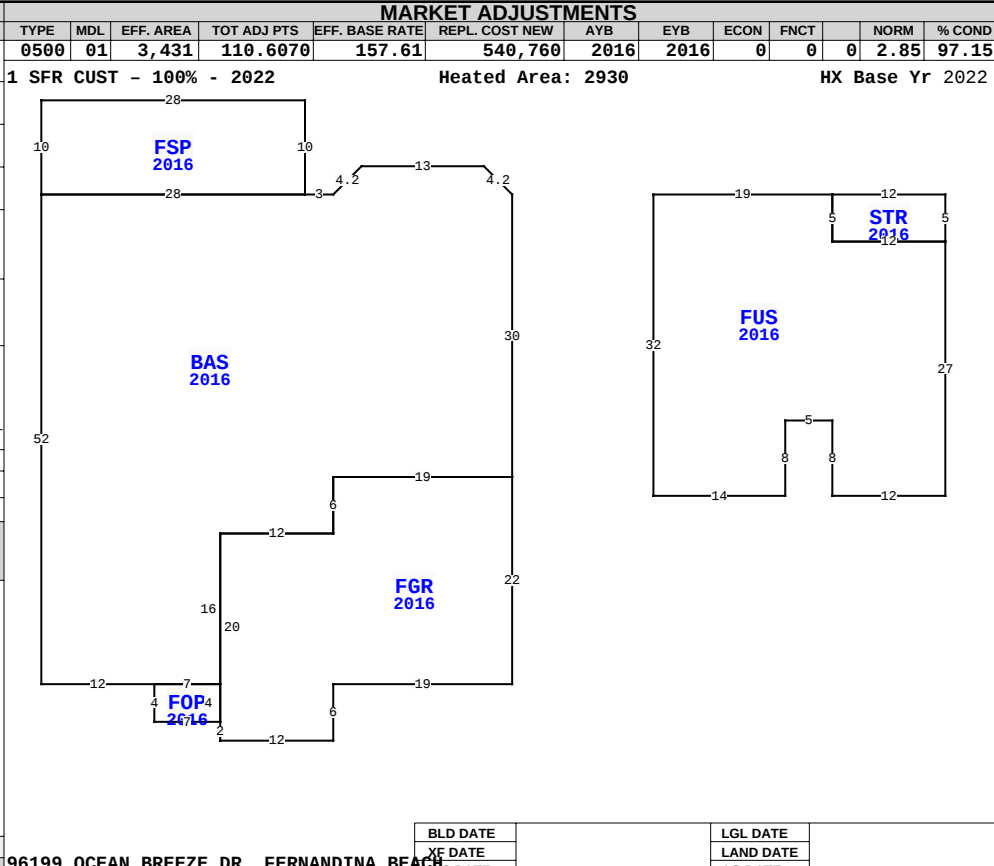
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,038	100	2,038	312,055
FGR	682	55	375	57,420
FOP	28	30	8	1,225
FSP	280	40	112	17,149
FUS	892	100	892	136,581
STR	60	10	6	919

TOTALS	3,980		3,431	525,348
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,083.00	SF	10.00	10.00	100	2016
2	0855	CONC PAVER	0 100	0	0	70.00	SF	10.00	10.00	100	2016
3	0855	CONC PAVER	0 100	0	0	288.00	SF	10.00	10.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
14,035											

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14,035											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
525,348											
TOTAL MARKET OB/XF VALUE											
14,035											
TOTAL LAND VALUE - MARKET											
300,000											
TOTAL MARKET VALUE											
839,383											
SOH/AGL Deduction											
182,954											
ASSESSED VALUE											
656,429											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
606,429											
TOTAL JUST VALUE											
839,383											
NCON VALUE											
2,851											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
634,542											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014718	SWIM POOL	105,000	09/27/2022
B1631905	NEW CONSTR	366,908	03/08/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2516/0749	11/15/2021	WD	Q	I	01	900,000	
GRANTOR:OBRIEN PATRICK D & LY							
GRANTEE:MATTHEWS RODERICK &							
2072/0274	9/14/2016	WD	Q	I	01	513,700	
GRANTOR:RIVERSIDE HOMES OF NO							
GRANTEE:OBRIEN PATRICK D &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] U3 L3 W13 D3 L3 W3 FSP=[YR=2016] N10 W28 S10 E28\$ W28 S52 E12 FOP=[YR=2016] S4 E7 FGR=[YR=2016] S2 E12 N6 E19 N22 W19 S6 W12 S20\$ N4 W7\$ E7 N16 E12 N6 E19 N30\$ PTR=E15 FUS=[YR=2016] E19 STR=[YR=2016] E12 S5 W12 N5\$ S5 E12 S27 W12 N8 W5 S8 W14 N32\$ W15 \$.											