



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

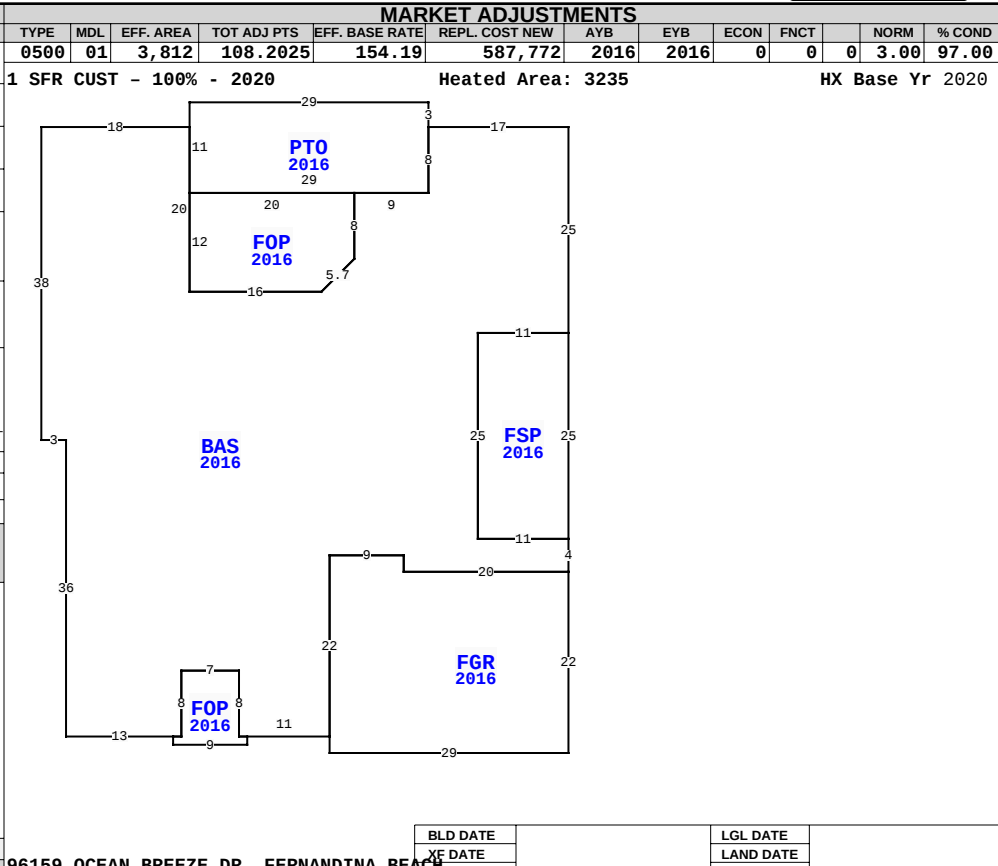
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,235	100	3,235	483,841
FGR	656	55	361	53,993
FOP	65	30	20	2,991
FOP	232	30	70	10,469
FSP	275	40	110	16,452
PTO	319	5	16	2,393

TOTALS	4,782		3,812	570,139
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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	1,015.00	SF	10.00	10.00	100	2016
2	0855	CONC PAVER	0 100	0	0	60.00	SF	10.00	10.00	100	2016
3	0861	POOL GUNIT	0 100	0	0	70.00	SF	85.00	85.00	100	2016
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016
5	0855	CONC PAVER	0 100	0	0	72.00	SF	10.00	10.00	100	2016

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											
17,684											

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17,684											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8 Tax Dist:											
BUILDING MARKET VALUE											
570,139											
TOTAL MARKET OB/XF VALUE											
17,684											
TOTAL LAND VALUE - MARKET											
300,000											
TOTAL MARKET VALUE											
887,823											
SOH/AGL Deduction											
479,673											
ASSESSED VALUE											
408,150											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
358,150											
TOTAL JUST VALUE											
887,823											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
677,821											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531037	CO ISSUED	0	02/05/2016
B1531402	SWIM POOL	0	11/01/2015
B1531037	NEW CONSTR	403,722	08/01/2015
P1518659	NEW CONSTR	0	08/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2274/0700	5/13/2019	WD	Q	I	02	670,000	
GRANTOR: ROMAN LOUIS & RUTH							
GRANTEE: EBERLE TERRY R & LO							
2027/1251	2/05/2016	WD	Q	I	01	576,000	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: ROMAN LOUIS & RUTH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W17 PTO=[YR=2016] N3 W29 S11 FOP=[YR=2016] S12 E16 U4 R4 N8 W20\$ E29 N8\$ S8 W9 S8 D4 L4 W16 N20 W18 S38 E3 S36 E13 FOP=[YR=2016] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N8 E7 S8 E11 FGR=[YR=2016] S2 E29 N22 W20 N2 W9 S22\$ N22 E9 S2 E20 N4 FSP=[YR=2016] N25 W11 S25 E11\$ W11 N25 E11 N25\$.											