



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1079.00		

NEIGHBORHOOD/LOC 1079.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,959	100	2,959	474,403
FGR	767	55	422	67,657
FOP	96	30	29	4,650
FSP	302	40	121	19,399
FST	15	55	8	1,283
TOTALS	4,139		3,539	567,391

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,600.00	SF	10.00	10.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0462	ST/AL FNC	0 100	148	0	592.00	SF	10.00	10.00

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	0003		0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,539	107.1000	167.88	594,127	2013	2013	0	0
1 SFR CUST - 100% - 0 Heated Area: 2959 HX Base Yr									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 09/27/2012 JH									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,600.00	SF	10.00	10.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0462	ST/AL FNC	0 100	148	0	592.00	SF	10.00	10.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					567,391				
TOTAL MARKET OB/XF VALUE					23,000				
TOTAL LAND VALUE - MARKET					140,000				
TOTAL MARKET VALUE					730,391				
SOH/AGL Deduction					324,394				
ASSESSED VALUE					405,997				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					350,997				
TOTAL JUST VALUE					730,391				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					671,885				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140134	148FNC	0	01/22/2014
20131267	NEW CONSTR	4,500	06/05/2013
20131054	NEW CONSTR	2,000	05/13/2013
20130944	SFR	314,718	04/29/2013
20130945	ROOF	3,000	04/29/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	3/10/2021	CN	U	I	11	100
GRANTOR: KIERKEGAARD SOREN LON						
GRANTEE: KIERKEGAARD SOREN L						
9999/9999	8/22/2018	CN	U	I	11	100
GRANTOR: KIERKEGAARD SOREN LON						
GRANTEE: KIERKEGAARD SOREN L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2013] W26 BAS=[YR=2013] W34 S55 FGR=[YR=2013] S34 E23 N34 W13 FST=[YR=2013] W5 S3 E5 N3\$ S3 W5 N3 W5\$ E34 FOP=[YR=2013] S4 E14 N4 W3 N5 W8 S5 W3\$ E3 N5 E8 S5 E15 N48 W9 D6 L6 S5 W8 N5 U3 L3 N10\$ S10 D3 R3 S5 E8 N5 U6 R6 E9 N7\$.									