



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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

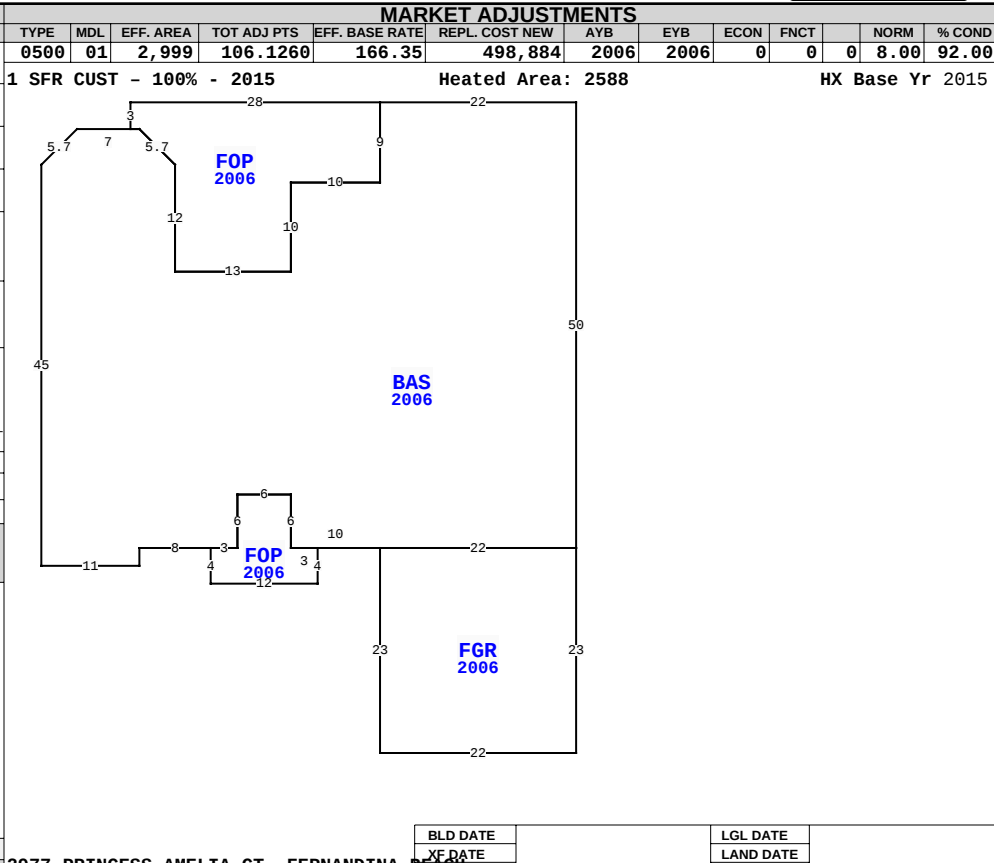
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,588	100	2,588	396,073
FGR	506	55	278	42,545
FOP	84	30	25	3,826
FOP	360	30	108	16,529

TOTALS	3,538	2,999	458,973
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0	100	0	1,393.00	SF	10.00	
3	0861	POOL GUNIT	0	100	0	404.00	SF	85.00	
4	0855	CONC PAVER	0	100	0	836.00	SF	10.00	
5	0910	SCRN RM L	0	100	0	1,213.00	SF	15.00	
6	0462	ST/AL FNC	0	100	0	620.00	SF	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



TOTAL OB/XF									
51,758									

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51,758									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE 458,973									
TOTAL MARKET OB/XF VALUE 51,758									
TOTAL LAND VALUE - MARKET 140,000									
TOTAL MARKET VALUE 650,731									
SOH/AGL Deduction 265,461									
ASSESSED VALUE 385,270									
TOTAL EXEMPTION VALUE HX HB 50,000									
BASE TAXABLE VALUE 335,270									
TOTAL JUST VALUE 650,731									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 588,023									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131273	FENCE	0	06/06/2013
20130257	H/AC	7,150	02/07/2013
20071228	XFOB	10,039	07/03/2007
20070795	REMODEL	2,500	05/08/2007
20070558	SWIM POOL	46,000	04/10/2007
20053143	H/AC	5,000	12/09/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2298/0563	7/24/2019	WD	U	I	11		100
GRANTOR: ARNEY LAWRENCE H JR &							
GRANTEE: ARNEY-FILBEY FAMILY							
1921/1518	5/28/2014	WD	Q	I	02		430,000
GRANTOR: WILLIAMS DAVID J & PA							
GRANTEE: ARNEY LAWRENCE H JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W22 FOP=[YR=2006] W28 S3 E1 D4 R4 S12 E13 N10 E10 N9\$ S9 W10 S10 W13 N12 U4 L4 W7 D4 L4 S45 E11 N2 E8 FOP=[YR=2006] S4 E12 N4 W3 N6 W6 S6 W3\$ E3 N6 E6 S6 E10FGR=[YR=2006] S23 E22 N23 W22\$ E22 N50\$.									