



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

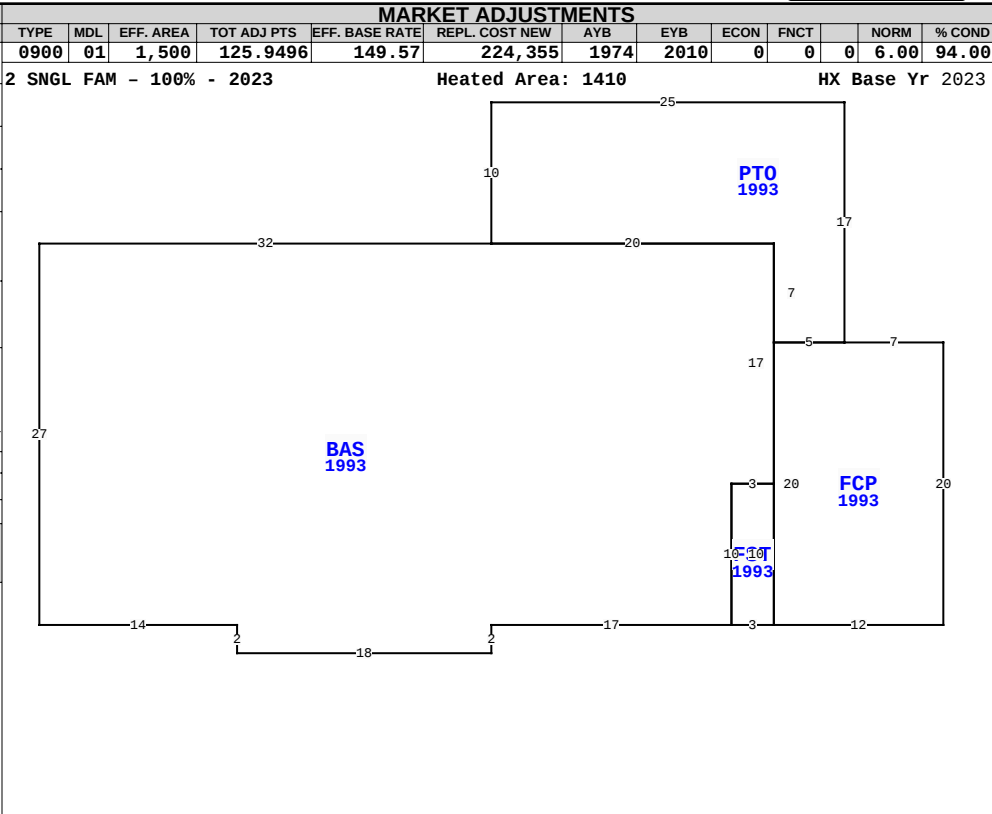
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,410	100	1,410	198,240
FCP	240	25	60	8,436
FST	30	55	16	2,249
PTO	285	5	14	1,968

TOTALS	1,965		1,500	210,894
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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	0810	CONCRETE A	0	100	63	8			504.00	SF	6.50
2	0940	SHEDS/PORT	0	100	14	12			168.00	SF	30.00
3	0855	CONC PAVER	0	100	0	0			450.00	SF	10.00

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	0006	R-1	94.00	120.00	1.00	LT	



MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,500	125.9496	149.57	224,355	1974	2010	0	0	6.00	94.00

TOTAL OB/XF											
6,360											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		210,894	
TOTAL MARKET OB/XF VALUE		6,360	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		442,254	
SOH/AGL Deduction		39,801	
ASSESSED VALUE		402,453	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		352,453	
TOTAL JUST VALUE		442,254	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,647	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2564/1541	5/16/2022	WD	Q	I	01	560,000	
GRANTOR: GIBSON KATHRYN MARY H							
GRANTEE: BRUDER MARK WARREN							
2003/0606	9/02/2015	WD	U	I	11	100	
GRANTOR: FOWLER JULIE K & MARY							
GRANTEE: GIBSON KATHRYN H							

BUILDING NOTES											

BUILDING DIMENSIONS											
FCP=[YR=1993] W7 PTO=[YR=1993] N17 W25S10 BAS=[YR=1993] W32S27E14S2E18N2E17 FST=[YR=1993] E3N10W3S10\$N10E3N17W20 \$E20S7E5\$W5S20 E12N20\$.											