



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 50
Interior Wall	06 CUST PANEL 50
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1056.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100	168	21,020
FCP	583	25	146	18,267
FGR	392	55	216	27,025
FOP	20	30	6	751
FOP	132	30	40	5,004
FUS	1,209	100	1,209	151,266
PTO	43	5	2	250

TOTALS	2,547		1,787	223,583
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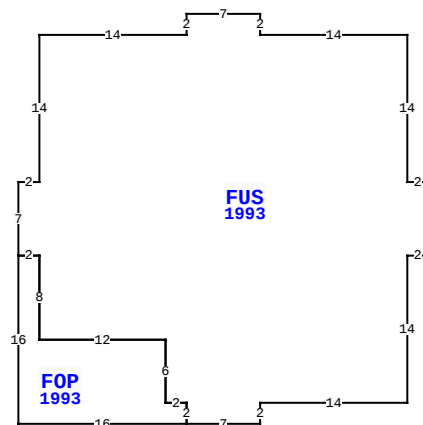
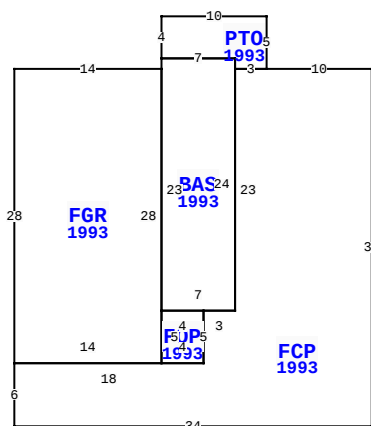
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0	1,068.00	SF	6.50	6.50	100	1975	1975	3	27	1,874	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2003	2003	3	22	528	
3	0810	CONCRETE A	0	0	0	0	276.00	SF	6.50	6.50	100	1980	1980	3	35	628	
4	1241	WD DECK G	0	0	0	0	227.00	UT	23.00	23.00	100	1993	1993	3	20	1,044	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006		65.00	120.00	65.00	FF		1.00	1.00	0.80	9,000.00	7,200.00	468,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,787	124.3200	147.63	263,815	1975	1990	0	0	0	15.25	84.75
1 SNGL FAM - 0% - 0 Heated Area: 1377 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			223,583
TOTAL MARKET OB/XF VALUE			4,074
TOTAL LAND VALUE - MARKET			468,000
TOTAL MARKET VALUE			695,657
SOH/AGL Deduction			217,893
ASSESSED VALUE			477,764
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			477,764
TOTAL JUST VALUE			695,657
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			538,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033618	REMODEL	1,000	08/06/2003
9719598	REPAIR/RRF	2,600	07/11/1997
B959352	REMODEL	4,000	09/28/1995
7221	REMODEL	6,500	07/24/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2651/1964	6/30/2023	WD	Q	I	01
GRANTOR: TRANHAM JAMES G III					SALE PRICE
GRANTEE: BAKER REVOCABLE LIV					925,000
1341/1942	8/15/2005	QC	U	I	01
GRANTOR: GREEN DONNIE TRANHAM					100
GRANTEE: TRANHAM JAMES G II					

BUILDING NOTES

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BUILDING DIMENSIONS

FCP=[YR=1993] W10 PTO=[YR=1993] N5 W10 S4BAS=[YR=1993] S1
FGR=[YR=1993] W14 S28 E14 FOP=[YR=1993] E4 N5 W4 S5 \$ N28 \$
S23 E7 N24 W7 \$ E7 S1 E3 \$ W3 S23 W3 S5 W18 S6 E34 N34 \$ PTR=
E15 FUS=[YR=1993] E14 N2 E7 S2 E14 S14 E2 S7 W2 S14 W14 S2
W7 FOP=[YR=1993] W16 N16 E2 S8 E12 S6 E2 S2 \$ N2 W2 N6 W12
N8 W2 N7 E2 N14 \$ W15 \$.