

BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	10 ABOVE AVG 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
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	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
BUD8 Adjustme	02 DIST FB 100			
Occupancy	00 NONE 100			
Quality	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1046.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,353	100	1,353	176,546
FGR	399	55	219	28,576
FOP	25	30	8	1,044
TOTALS	1,777		1,580	206,166

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,580	130.0398	154.42	243,984	1988	1988	0	0	15.50	84.50	
1 SNGL FAM - 100% - 2020 Heated Area: 1353 HX Base Yr 2020												

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	0 100	20	3	60.00	SF	6.50	6.50	100	1988	1988	3	57	222	
2	0811	CONCRETE B	0 100	39	16	624.00	SF	5.20	5.20	100	1988	1988	3	57	1,850	
3	0810	CONCRETE A	0 100	10	7	70.00	SF	6.50	6.50	100	1988	1988	3	57	259	
4	0755	FSP	0 100	12	10	120.00	SF	20.00	20.00	100	2005	2005	3	27	648	

LAND DESCRIPTION													TOTAL OB/XF												
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		206,166	
TOTAL MARKET OB/XF VALUE		2,979	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		339,145	
SOH/AGL Deduction		111,591	
ASSESSED VALUE		227,554	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		177,554	
TOTAL JUST VALUE		339,145	
NCON VALUE		648	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,528	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173279	HBSIDE	13,400	10/25/2017
20053090	ADDITION	8,000	11/29/2005
20053078	REPAIR/RRF	2,000	11/28/2005
4566	NEW CONSTR	37,000	11/12/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2346/1143	3/02/2020	QC	U	I	11	100
GRANTOR: GRIFFITHS PAUL						
GRANTEE: GRIFFITHS ELLEN						
2138/1958	8/01/2017	WD	U	I	30	21,700
GRANTOR: GRIFFITHS ELLEN L & P						
GRANTEE: GRIFFITHS PAUL & EL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W50 S13 W1 S6 E1 S13 E23 FOP=[YR=1993] E5 N5 W5 S5\$ N5 E5 S5 E3 FGR=[YR=1993] S9 E19 N21 W19 S12\$ N12 E19 N20\$.