

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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
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	1,495	100	1,495	180,407
FGR	361	55	199	24,014
FOP	15	30	4	483
PTO	132	5	7	844
USP	216	30	65	7,844
TOTALS	2,219		1,770	213,592

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,770	120.1200	142.64	252,473	1990	1990	0	0
1 SNGL FAM - 100% - 2020 Heated Area: 1495 HX Base Yr									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			213,592
TOTAL MARKET OB/XF VALUE			2,263
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			345,855
SOH/AGL Deduction			0
ASSESSED VALUE			345,855
TOTAL EXEMPTION VALUE	14		345,855
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			345,855
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121186	AC	4,180	06/20/2012
20053243	REPAIR/RRF	2,000	12/27/2005
5710	NEW CONSTR	68,075	12/06/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2274/1379	5/13/2019	WD	U	I	30
GRANTOR: WALDRIP CHARLES T & L					
GRANTEE: SCHWARTZ MARY K & C					
2237/1163	11/15/2018	WD	Q	I	01
GRANTOR: BROWN ELIZABETH P & M					
GRANTEE: WALDRIP CHARLES T &					

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
1	0811	CONCRETE B	0	100	0	0			5.20	100	1990	1990	3	62

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15 USP=[YR=1993] N12 W18 PTO=[YR=1993] W11 S12 E11 N12\$ S12 E18\$ W29 S15 L2 D2 S4 D2 R2 S6 FGR=[YR=1993] W1 S19 E19 N16 FOP=[YR=1993] E5 N3 W5 S3\$ N3 W18\$ E23 S5 E10 S8 E4 S2 E7 N44\$.									

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			0.00	0.00	1.00