



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	12	HARDWOOD 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. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

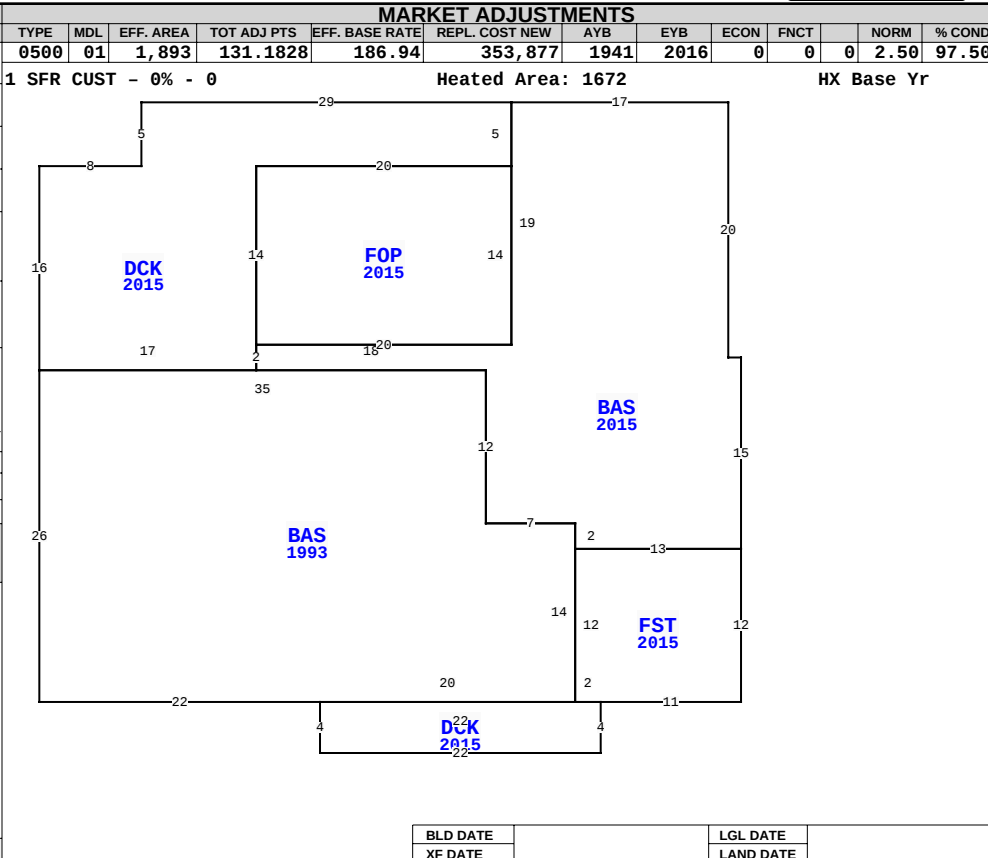
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	183,725
BAS	664	100	664	121,025
DCK	88	10	9	1,640
DCK	417	10	42	7,655
FOP	280	30	84	15,310
FST	156	55	86	15,675

TOTALS	2,613		1,893	345,030
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50	6.50	410
2	0811	CONCRETE B	0	0	0	0	1,691.00	SF	3.90	3.90	6,331
3	0855	CONC PAVER	0	0	0	0	225.00	SF	10.00	10.00	2,160
4	1242	WD DECK A	0	0	0	0	236.00	SF	10.00	10.00	1,841
5	0861	POOL GUNIT	0	0	0	0	420.00	SF	85.00	85.00	35,700
6	0855	CONC PAVER	0	0	0	0	568.00	SF	10.00	10.00	5,680
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	2,000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-1	75.00	96.00	75.00	FF	



TOTAL OB/XF											
54,122											

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54,122											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		345,030	
TOTAL MARKET OB/XF VALUE		54,122	
TOTAL LAND VALUE - MARKET		382,500	
TOTAL MARKET VALUE		781,652	
SOH/AGL Deduction		23,484	
ASSESSED VALUE		758,168	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		758,168	
TOTAL JUST VALUE		781,652	
NCON VALUE		43,380	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		696,816	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211176	SWIM POOL	0	03/23/2021
20142721	ADD 652SF	130,000	12/31/2014
20021838	REROOF	3,000	10/24/2002
2323	CHNGE SRVC	700	01/25/1989
5043	REPAIR/RRF	4,000	10/10/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2368/0767	6/12/2020	WD	Q	I	01
GRANTOR: CANNONE BRANDEN M & N					
GRANTEE: STEWART CAREY T & W					
1936/0103	9/02/2014	PR	U	I	19
GRANTOR: LOTT DANIEL BENJAMIN					
GRANTEE: CANNONE BRANDEN M &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W17 DCK=[YR=2015] W29 S5 W8 S16 BAS=[YR=1993] S26 E22 DCK=[YR=2015] S4 E22 N4 FST=[YR=2015] E11 N12 W13 S12 E2\$ W22\$ E20 N14 W7 N12 W35\$ E17 N2 FOP=[YR=2015] E20 N14 W20 S14 \$ N14 E20 N5\$ S19 W20 S2 E18 S12 E7 S2 E13 N15 W1 N20\$.											