

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	329,750
BAS	96	100	96	15,117
FGR	441	55	243	38,266
FOP	50	30	15	2,363
FOP	144	30	43	6,772
UOP	104	20	21	3,307

TOTALS	2,929		2,512	395,574
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00
2	0819	CONC 12"	0	0	3	30.00	SF	9.50	9.50
3	0810	CONCRETE A	0	0	0	1,318.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,512	126.2976	179.97	452,085	1997	1997	0	0
1 SFR CUST - 0% - 2023									
Heated Area: 2190									
HX Base Yr									

TOTAL OB/XF									
9,474									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
395,574									
TOTAL MARKET OB/XF VALUE									
9,474									
TOTAL LAND VALUE - MARKET									
225,000									
TOTAL MARKET VALUE									
630,048									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
630,048									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
630,048									
TOTAL JUST VALUE									
630,048									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
519,325									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061533	MECH OTHER	500	06/30/2006
20061340	OTHER	4,950	06/15/2006
20061313	REMODEL	1,500	06/12/2006
20053055	ADDITION	35,000	11/21/2005
20051372	REMODEL	3,500	03/09/2005
20051371	REMODEL	5,000	03/08/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2601/1579	11/03/2022	QC	U	I	11	100	
GRANTOR:HUMPHRIES ANN B							
GRANTEE:HARRIS DAVID E							
2306/1087	9/23/2019	WD	Q	I	01	470,000	
GRANTOR:SANCHEZ MICHAEL G & I							
GRANTEE:HUMPHRIES ANN B							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W12 UOP=[YR=2008] W13 S8 FOP=[YR=1997] W18									
BAS=[YR=1997] W17 S37 E12 S1 E9 FOP=[YR=1997] S2 E10 N2 W2 N5									
W6 S5 W2 \$ E2 N5 E6 S5 E10 FGR=[YR=1997] S21 E21 N21 W21 \$									
E21 N38 W25 S8 W18 N8\$ S8 E18 N8\$ E13 N8\$ S8 E12 N8\$.									