



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

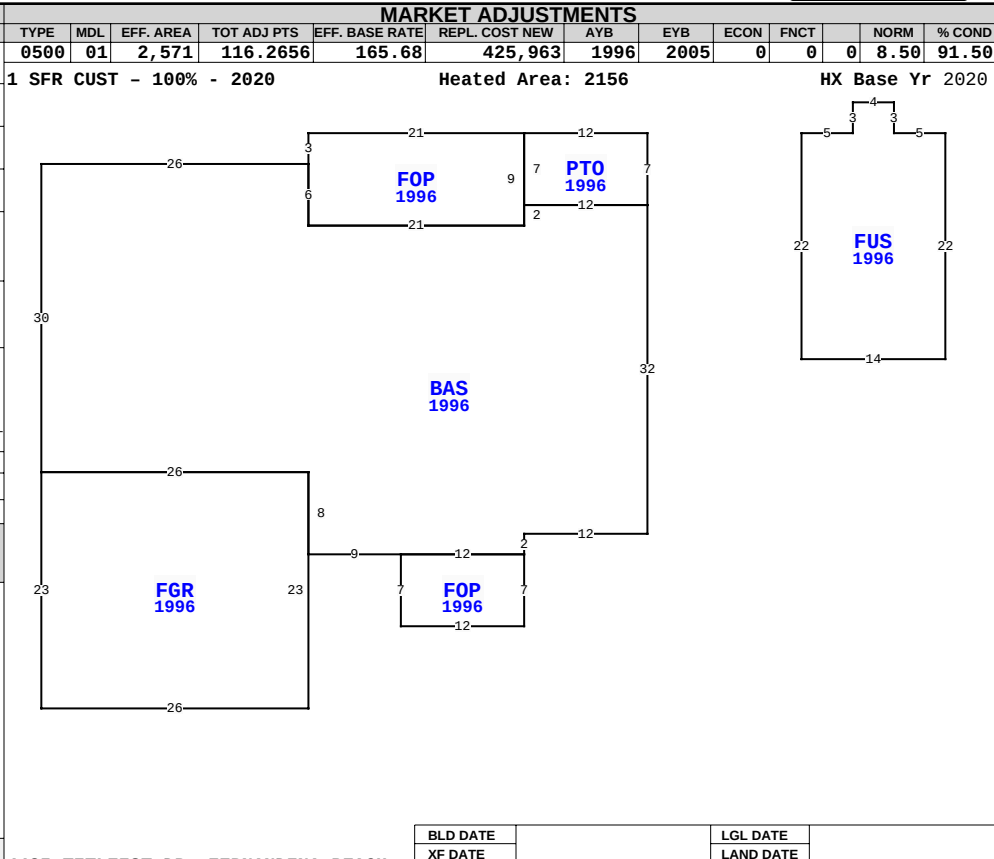
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1072.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	278,332
FGR	598	55	329	49,876
FOP	84	30	25	3,790
FOP	189	30	57	8,641
FUS	320	100	320	48,511
PTO	84	5	4	607

TOTALS	3,111		2,571	389,756
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0811	CONCRETE B	0 100	0	0	1,235.00	SF	5.20	5.20
3	0810	CONCRETE A	0 100	0	0	178.00	SF	6.50	6.50
5	0755	FSP	0 100	21	8	168.00	SF	20.00	20.00
6	0810	CONCRETE A	0 100	0	0	16.00	SF	6.50	6.50
7	0471	VINYL FNC	0 100	0	0	9.00	LF	32.00	32.00
8	0855	CONC PAVER	0 100	0	0	132.00	SF	10.00	10.00



TOTAL OB/XF									
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7	0471	VINYL FNC	0 100	0	0	9.00	LF	32.00	32.00
8	0855	CONC PAVER	0 100	0	0	132.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100			0.00	0.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		389,756	
TOTAL MARKET OB/XF VALUE		9,636	
TOTAL LAND VALUE - MARKET		220,000	
TOTAL MARKET VALUE		619,392	
SOH/AGL Deduction		215,338	
ASSESSED VALUE		404,054	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		354,054	
TOTAL JUST VALUE		619,392	
NCON VALUE		1,042	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		575,751	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B959235	NEW CONSTR	98,245	08/08/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2325/1750	10/18/2019	PR U	I	19	
GRANTOR: BAKER ELSIE ESTATE					
GRANTEE: WINTHROP LEWIS GST					
2138/0541	8/04/2017	WD Q	I	02	430,000
GRANTOR: BRINK NANCY					
GRANTEE: BAKER ELSIE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1996] W12 FOP=[YR=1996] W21 S3 BAS=[YR=1996] W26 S30 FGR=[YR=1996] S23 E26 N23 W26 \$ E26 S8 E9 FOP=[YR=1996] S7 E12 N7 W12 \$ E12 N2 E12 N32 W12 S2 W21 N6 \$ S6 E21 N9 \$ S7 E12 N7 \$ PTR=E15 FUS=[YR=1996] E5 N3 E4 S3 E5 S22W14 N22 \$ W15 \$.									