

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,337	100	2,337	375,643
BAS	290	100	290	46,614
FCP	308	25	77	12,377
FGR	492	55	271	43,560
FOP	384	30	115	18,485
PTO	635	5	32	5,144
SFB	108	80	86	13,823
TOTALS	4,554		3,208	515,645

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,208	121.9460	173.77	557,454	2000	2007	0	0
1 SFR CUST - 100% - 2002									
Heated Area: 2713									
HX Base Yr 2002									
BLD DATE							LGL DATE		
XF DATE							LAND DATE		
INC DATE							AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			515,645	
TOTAL MARKET OB/XF VALUE			11,172	
TOTAL LAND VALUE - MARKET			225,000	
TOTAL MARKET VALUE			751,817	
SOH/AGL Deduction			359,805	
ASSESSED VALUE			392,012	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			342,012	
TOTAL JUST VALUE			751,817	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			617,523	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200429	REPAIR/RRF	0	04/29/2020
20120684	H/AC	3,000	04/19/2012
20051049	ELEC OTHER	2,000	01/13/2005
20042409	REMODEL	10,000	12/22/2004
2001898	NEW CONSTR	150,000	01/06/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0910/0473	12/03/1999	WD	Q	V		64,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: MAYO CHARLES E & TI						
0910/0471	12/03/1999	WD	U	V	19	39,700
GRANTOR: RIVER OAKS JOINT VENT						
GRANTEE: BRYLEN HOMES LTD						

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85
2	0962	SKYLIGHT	0 100	0	0	1.00	UT	250.00	250.00	100	2000	2000	3	80
4	0819	CONC 12"	0 100	5	13	65.00	SF	9.50	9.50	100	2000	2000	3	80
5	0810	CONCRETE A	0 100	0	0	1,327.00	SF	6.50	6.50	100	2000	2000	3	80
6	1241	WD DECK G	0 100	7	17	119.00	UT	11.50	11.50	100	2000	2000	3	29
7	1242	WD DECK A	0 100	3	3	9.00	SF	10.50	10.50	100	2000	2000	3	20
9	0810	CONCRETE A	0 100	8	4	32.00	SF	6.50	6.50	100	2008	2008	3	90
TOTAL OB/XF 11,172														

BUILDING NOTES														
BUILDING DIMENSIONS														
PTO=[YR=2008] W25 S7 BAS=[YR=2000] W3 N3 W9 S3 W24														
SFB=[YR=2000] W9 S12 FGR=[YR=2000] S22 E22 N13 E4 N5 W7 N4														
W19\$ E9 N12\$ S12 E10 S4 E7 S5 W4 S35 FCP=[YR=2000] W22 S14														
E22 N14\$ FOP=[YR=2000] S15 E34 N8 W3 N7 W6 S7 W15 N7 W10\$ E10														
S7 E15 N7 E6 S7 E17 N41 W7 BAS=[YR=2008] N5 W18 S1 W4 S8 E6														
S8 E11 N5 E4 N7 E1\$ W1 S7 W4 S5 W11 N8 W6 N8 E4 N18\$ S17 E18														
S5 E7 N29\$.														

LAND DESCRIPTION														
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
1	000100	C	SFR	100		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL OB/XF 11,172														
UNIT PRICE 225,000.00 ADJ UNIT PRICE 225,000.00 LAND VALUE 225,000														
OTHER ADJUSTMENTS AND NOTES														
YEAR DENSITY DECL FRZ YR CONSRV														