



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	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
NEIGHBORHOOD/LOC	1047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,435	100	2,435	392,109
FGR	637	55	350	56,361
FOP	60	30	18	2,898
FOP	264	30	79	12,721
FST	35	55	19	3,060
FUS	348	100	348	56,039
FUS	432	100	432	69,565
PTO	25	5	1	161
TOTALS	4,236		3,682	592,914

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	0	0	0	1,170.00	SF	7.00
3	0855	CONC PAVER	0	0	0	0	92.00	SF	7.00
4	0861	POOL GUNIT	0	0	0	0	450.00	SF	85.00
6	0855	CONC PAVER	0	0	0	0	526.00	SF	7.00
7	0476	VF 6 SBPL	0	0	0	0	264.00	LF	32.00
8	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00

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		R-1A	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	3,682	117.7110	167.74	617,619	2014	2014	0	0
1 SFR CUST - 0% - 0 Heated Area: 3215 HX Base Yr									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	0	0	0	1,170.00	SF	7.00
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8	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					592,914				
TOTAL MARKET OB/XF VALUE					51,719				
TOTAL LAND VALUE - MARKET					137,500				
TOTAL MARKET VALUE					782,133				
SOH/AGL Deduction					175,573				
ASSESSED VALUE					606,560				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					606,560				
TOTAL JUST VALUE					782,133				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					694,606				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140016	VINYLFNC	0	01/06/2014
20132765	POOLWIRING	600	12/06/2013
20132274	SWIM POOL	25,000	09/27/2013
20131793	NEW CONSTR	4,000	07/30/2013
20131611	NEW CONSTR	263,417	07/09/2013
20131613	ROOF	3,000	07/09/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2271/1258	4/29/2019	WD	Q	I	02	575,000	
GRANTOR: CHILDERS W DURAND & S							
GRANTEE: WOOD GREGORY STEVEN							
1682/1141	6/04/2010	WD	Q	V	02	80,000	
GRANTOR: VILLA ROBERT & FABIOL							
GRANTEE: CHILDERS W DURAND &							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2014] W12 FOP=[YR=2014] N8 W33S8 E33\$ W40 S52 E10									
FOP=[YR=2014] S6 E10 N6 W10\$ E20 FGR=[YR=2014] S11 E20 N2 E10									
N21 W2 PTO=[YR=2014] N5 W5 FST=[YR=2014] W7 S5 E7 N5\$ S5 E5\$									
W17 S3 W11 S9\$ N9 E10 N3 E5 N5 E7 N35\$ PTR=E20 FUS=[YR=2014]									
E3 N19 E15 S29 W10 N3 W5 N3 W3 N4\$ W20\$ PTR=E20 S20									
FUS=[YR=2014] S24 E13 N30 W6 S6 W7\$ N20 W20\$.									