

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3.5	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		1039.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	804	100	804
DCK	187	10	19
FGR	440	55	242
FOP	24	30	7
FSP	160	40	64
FST	300	40	120
FST	36	55	20
FUS	1,060	100	1,060
TOTALS	3,011		2,336

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,336	126.3416	120.02	280,367	2002	2002	0	0	9.50	90.50

1 TOWNHOUSE - 100% - 2003  
Heated Area: 1864  
HX Base Yr 2003

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			253,732
TOTAL MARKET OB/XF VALUE			1,112
TOTAL LAND VALUE - MARKET			174,000
TOTAL MARKET VALUE			428,844
SOH/AGL Deduction			220,390
ASSESSED VALUE			208,454
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			158,454
TOTAL JUST VALUE			428,844
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			328,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162584	ADDITION	0	09/22/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/0219	7/13/2004	QC	U	I	01	95,200
GRANTOR: MILLS DAVID R & KATHL						
GRANTEE: MILLS DAVID R JR						
1084/1353	10/03/2002	WD	Q	I		238,000
GRANTOR: AMELIA SERVICE CENTER						
GRANTEE: MILLS DAVID R JR &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2017] W20 S8 BAS=[YR=2002] S21 FOP=[YR=2002] W3 S8 E3 N8 \$ S21 FGR=[YR=2002] S22 E20 N22 FST=[YR=2002] N3 W12 S3 E12 \$ W20 \$ E8 N3 E12 N39 W20 \$ E20 N8 \$ PTR= E15 DCK=[YR=2017] E9 FSP=[YR=2017] E20 S15 FUS=[YR=2002] S53 W20 N53 E20 \$ W20 N15\$ S15 W5 S13 W4 N28\$ W15\$ .	

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	OB/XF MKT VALUE	NOTES			
1	1242	WD DECK A	0	100	0	0			235.00	SF	10.00	10.00	100	2002	2002	3	21	494	
2	0855	CONC PAVER	0	100	0	0			91.00	SF	7.00	7.00	100	2017	2017	3	97	618	

LAND DESCRIPTION															TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR					50.00	125.00	50.00	FF		1.00	1.00	1.20	2,900.00	3,480.00	174,000							