

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	50	
Interior Wall	06	CUST PANEL	50	
Interior Floo	12	HARDWOOD	70	
Interior Floo	11	CLAY TILE	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2.5	100	
Frame	02	WOOD FRAME	100	
Stories	2.	2.100		
Units		0	100	
BUD8 Adjustme	02	DIST FB	100	
Occupancy	00	NONE	100	
Quality	06	Quality Level	06	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	884	226,818
BAS	914	100	914	234,515
FOP	182	30	55	14,112
STR	16	10	2	514
STR	20	10	2	514
UST	85	45	38	9,750
TOTALS	2,101		1,895	486,221

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
1	SFR	CUST	- 0%	- 2023									
					Heated Area: 1798				HX Base Yr				

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	0855	CONC PAVER	0	0	0	420.00	UT	10.00	10.00	100	2022	2022	3	100	4,200	
2	0462	ST/AL FNC	0	0	156	624.00	SF	10.00	10.00	100	2022	2022	3	100	6,240	
3	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

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 T	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	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			486,221
TOTAL MARKET OB/XF VALUE			11,040
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			697,261
SOH/AGL Deduction			0
ASSESSED VALUE			697,261
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			697,261
TOTAL JUST VALUE			697,261
NCON VALUE			11,040
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033003	REMOVE/REPAIR WOO	0	04/24/2003
2243	REROOF	600	05/27/1982

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/1123	6/13/2023	WD	Q	I	01	980,000
GRANTOR: FAUX ANGELO & JULIE						
GRANTEE: KELLY EMMETT COUGHL						
2590/0754	9/09/2022	WD	Q	I	01	920,000
GRANTOR: GIBBS PAUL A & ELIZAB						
GRANTEE: FAUZ ANGELO & JULIE						

BUILDING NOTES	

BUILDING DIMENSIONS	
UST=[YR=1993] W1 STR=[YR=1994] N5W4S5E4\$ W16S5 BAS=[YR=1993] W9 S7 L3 D2 S8 D2 R3 S15 FOP=[YR=2006] S7 E18 STR=[YR=1994] S4E4N4W4\$ E8N7W26 \$ E26 N34 W17 \$ E17 N5 \$ PTR= E10S5 BAS=[YR=1993] E26S34 W26 N34 \$N5W10 \$.	