



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	08	WD ON PLY 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0800	MULTI-FAMILY

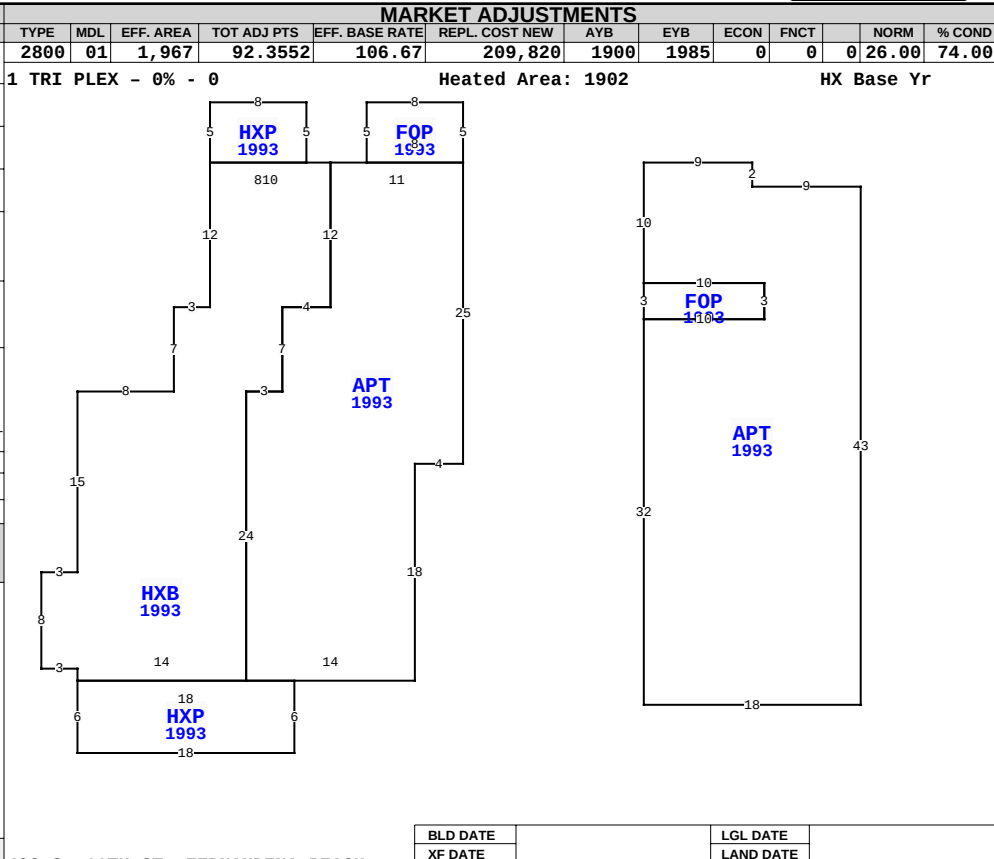
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	597	100	597	47,125
APT	762	100	762	60,149
FOP	30	30	9	710
FOP	40	30	12	947
HXB	543	100	543	42,862
HXP	40	30	12	947
HXP	108	30	32	2,526

TOTALS	2,120		1,967	155,267
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	34	5	170.00	SF	6.50
2	0810	CONCRETE A	0	0	0	0	62.00	SF	6.50



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

LAND DESCRIPTION										TOTAL OB/XF							302	
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	LA VA	
1	000800	C	MULTI-FAM	0	0006	R-2	43.00	100.00	43.00	FF		1.00	1.00	1.00	2,000.00	2,000.00		

NASSAU COUNTY PROPERTY										PAGE 1 of 1										2
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 2										
BUILDING MARKET VALUE										Tax Dist:										
TOTAL MARKET OB/XF VALUE										155,267										
TOTAL LAND VALUE - MARKET										86,000										
TOTAL MARKET VALUE										241,569										
SOH/AGL Deduction										31,765										
ASSESSED VALUE										209,804										
TOTAL EXEMPTION VALUE										0										
BASE TAXABLE VALUE										209,804										
TOTAL JUST VALUE										241,569										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										190,731										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110476	ELEC OTHER	250	04/01/2011
19972200	REMODEL	40,000	10/29/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2453/1055	3/31/2021	WD	Q	I	01	259,000			
GRANTOR: QUALE DAVID & AMY BRA									
GRANTEE: CECIL JEAN INVESTME									
1758/1550	9/29/2011	WD	U	I	12	60,000			
GRANTOR: COMPASS BANK									
GRANTEE: QUALE DAVID & AMY B									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] N5 W8 S5 E8\$ APT=[YR=1993] W11 HXB=[YR=1993] W10 HXP=[YR=1993] N5 E8 S5 W8\$ S12 W3 S7 W8 S15 W3 S8 E3 S1 HXP=[YR=1993] S6 E18 N6 W18\$ E14 N24 E3 N7 E4 N12\$S12 W4 S7 W3 S24 E14 N18 E4 N25\$ PTR=E15 APT=[YR=1993] E9 S2 E9S43 W18 N32 FOP 1993= N3 E10 S3 W10\$E10 N3W10 N10\$ W15\$.									