



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1009.00
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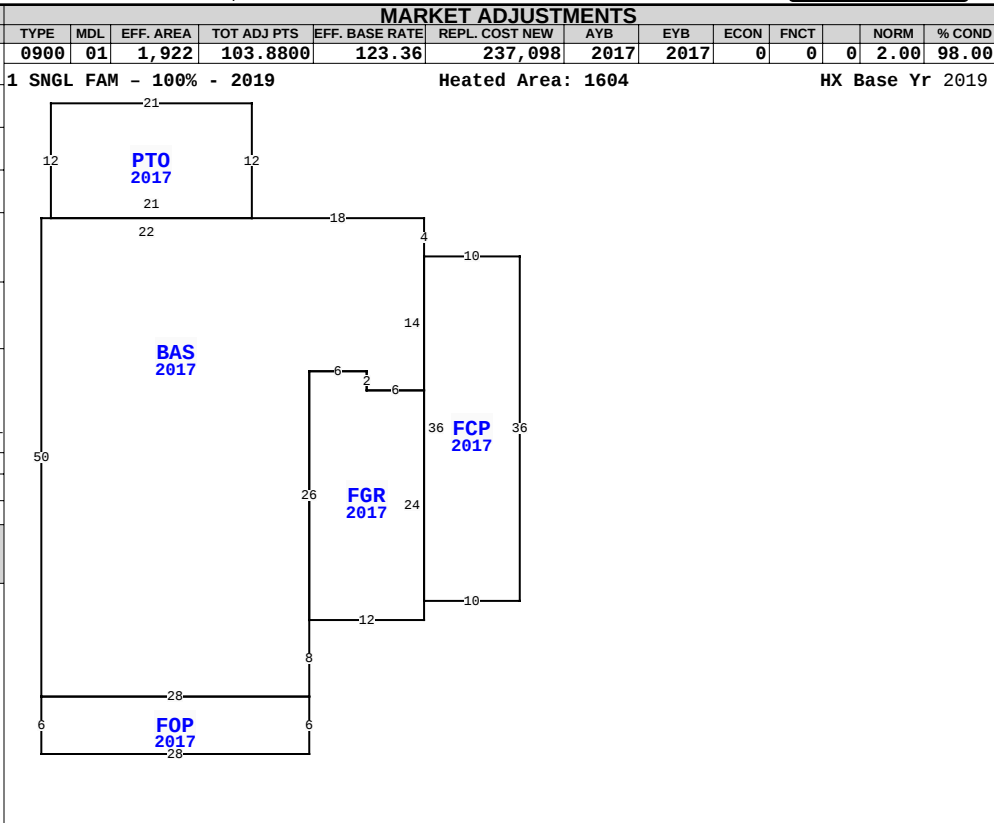
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100	1,604	193,912
FCP	360	25	90	10,880
FGR	300	55	165	19,947
FOP	168	30	50	6,045
PTO	252	5	13	1,572

TOTALS	2,684		1,922	232,356
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,276.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-2	86.00	100.00	86.00	FF	

REVIEW DATE	01/16/2018	BY	DJ
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
7,539											

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7,539											

Total Acres: 0.00	Total Land Value: 137,600	Market: 0	Agricultural: 0	Common: 137,600
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		232,356	
TOTAL MARKET OB/XF VALUE		7,539	
TOTAL LAND VALUE - MARKET		137,600	
TOTAL MARKET VALUE		377,495	
SOH/AGL Deduction		136,570	
ASSESSED VALUE		240,925	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		190,925	
TOTAL JUST VALUE		377,495	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,593	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171886	CO ISSUED	0	12/29/2017
20171886	NEW CONSTR	204,425	06/20/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2120/0495	5/05/2017	SW	Q	V	01
GRANTOR: CMR ISLAND PROPERTIES					SALE PRICE
GRANTEE: KINEY PATRICK W & S					
2045/1637	5/13/2016	WD	Q	V	01
GRANTOR: CABELL JOHN W & LORI					35,500
GRANTEE: CMR ISLAND PROPERTI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=2017] W10 BAS=[YR=2017] N4 W18 PTO=[YR=2017] N12 W21 S12 E21\$ W22 S50 FOP=[YR=2017] S6 E28 N6 W28\$ E28 N8 FGR=[YR=2017] E12 N24 W6 N2 W6 S26\$ N26 E6 S2 E6 N14\$ S36 E10 N36\$.											