



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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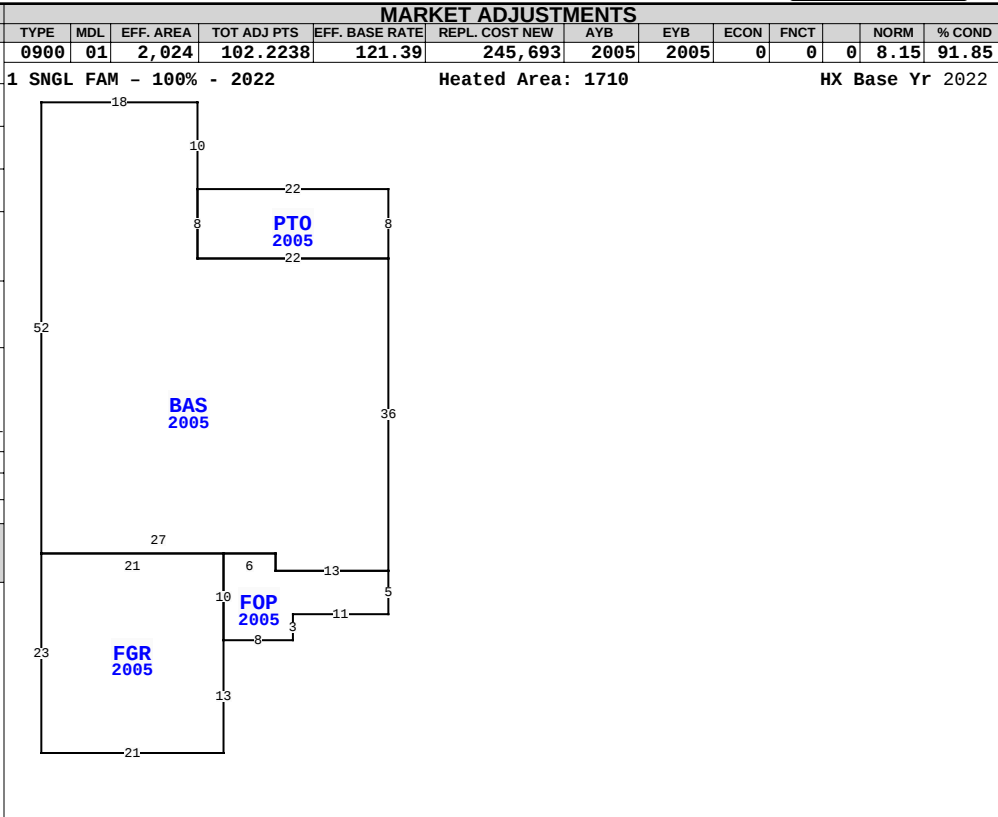
NEIGHBORHOOD/LOC	4044.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1,710	190,659
FGR	483	55	266	29,658
FOP	131	30	39	4,348
PTO	176	5	9	1,004

TOTALS	2,500		2,024	225,669
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	598.00	SF	5.20
3	0855	CONC PAVER	0	100	20	3	60.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	598.00	SF	5.20
3	0855	CONC PAVER	0	100	20	3	60.00	SF	10.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	000100	C	SFR	100	0003		0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								225,669	
TOTAL MARKET OB/XF VALUE								6,383	
TOTAL LAND VALUE - MARKET								65,000	
TOTAL MARKET VALUE								297,052	
SOH/AGL Deduction								49,724	
ASSESSED VALUE								247,328	
TOTAL EXEMPTION VALUE								50,000	
BASE TAXABLE VALUE								197,328	
TOTAL JUST VALUE								297,052	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								240,124	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12994	NEW CONSTR	0	01/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2443/1999	3/17/2021	WD	Q	I	01	274,000	
GRANTOR:MCDANIEL JOSHUA & MAL							
GRANTEE:BRAGG LARRY STEVEN							
1995/0416	7/28/2015	WD	Q	I	01	174,000	
GRANTOR:ECKENRODE FRANK KENNE							
GRANTEE:MCDANIEL JOSHUA & M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2005] W22 BAS=[YR=2005] N10 W18 S52 FGR=[YR=2005] S23 E21 N13 FOP=[YR=2005] E8 N3 E11 N5 W13 N2 W6 S10\$ N10 W21\$ E27 S2 E13 N36 W22 N8\$ S8 E22 N8\$.									