



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	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

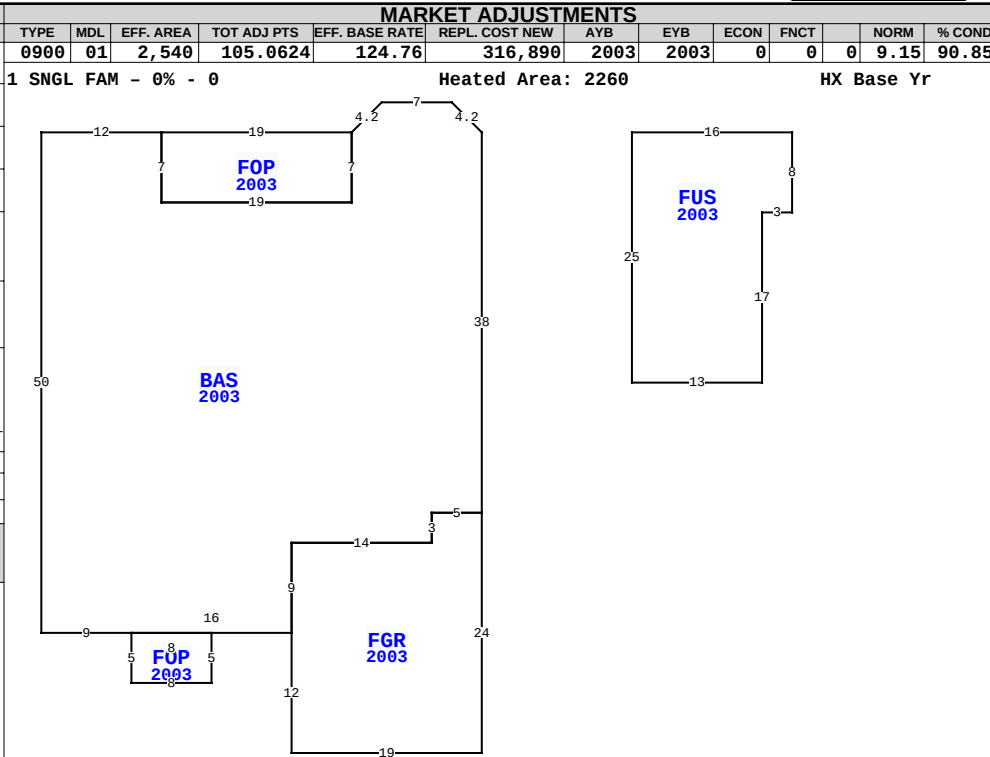
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	1,911	216,601
FGR	414	55	228	25,842
FOP	40	30	12	1,360
FOP	133	30	40	4,533
FUS	349	100	349	39,557

TOTALS	2,847		2,540	287,895
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0	0	0	568.00	SF	5.20	
3	0855	CONC PAVER	0	0	0	54.00	SF	7.00	



1 SNGL FAM - 0% - 0 Heated Area: 2260 HX Base Yr

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

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	0	0	568.00	SF	5.20	5.20	100	2003	2003	3	84	2,481	
3	0855	CONC PAVER	0	0	0	54.00	SF	7.00	7.00	100	2003	2003	3	84	318	

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
1	000134	C	SFR POND	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000		

REVIEW DATE	03/25/2020	BY	NWA	Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0	Common:	65,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		287,895			
TOTAL MARKET OB/XF VALUE		5,879			
TOTAL LAND VALUE - MARKET		65,000			
TOTAL MARKET VALUE		358,774			
SOH/AGL Deduction		39,261			
ASSESSED VALUE		319,513			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		319,513			
TOTAL JUST VALUE		358,774			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		290,466			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310971	NEW CONSTR	160,919	04/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2521/1978	12/15/2021	WD	Q	I	02
GRANTOR: CAIN JASON L & SARA					SALE PRICE
GRANTEE: 96316 RIDGEWOOD CIR					325,000
GRANTOR: MARILYN J MANNELL TRU					
GRANTEE: CAIN JASON L & SARA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] L3 U3 W7 D3 L3 FOP=[YR=2003] W19 S7 E19 N7\$ S7 W19 N7 W12 S50 E9 FOP=[YR=2003] S5 E8 N5 W8\$ E16 FGR=[YR=2003] S12 E19 N24 W5 S3 W14 S9\$ N9 E14 N3 E5 N38\$ PTR=E15 FUS=[YR=2003] E16 S8 W3 S17 W13 N25\$ W15\$.									