



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

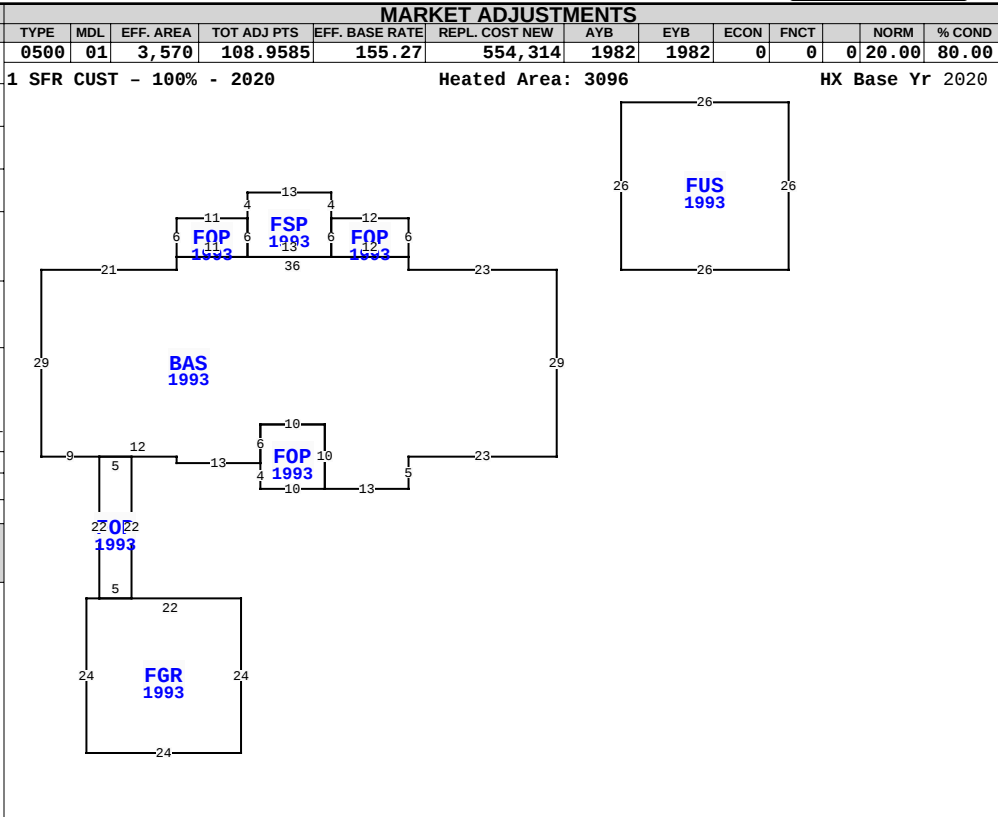
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,420	100	2,420	300,602
FGR	576	55	317	39,377
FOP	66	30	20	2,484
FOP	72	30	22	2,733
FOP	100	30	30	3,726
FOP	110	30	33	4,099
FSP	130	40	52	6,459
FUS	676	100	676	83,970

TOTALS	4,150		3,570	443,451
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	2,240.00	SF	4.00	
3	0825	BRICK	0 100	0	0	787.00	SF	12.50	
4	1242	WD DECK A	0 100	19	9	171.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00



TOTAL OB/XF									
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1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 5	Tax Dist:								
BUILDING MARKET VALUE	443,451								
TOTAL MARKET OB/XF VALUE	13,332								
TOTAL LAND VALUE - MARKET	600,000								
TOTAL MARKET VALUE	1,056,783								
SOH/AGL Deduction	451,238								
ASSESSED VALUE	605,545								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	555,545								
TOTAL JUST VALUE	1,056,783								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	737,229								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R046247	REPAIR/RRF	1,100	06/01/2004
5466	REMODEL	1,500	10/26/1988
5155	ADDITION	16,050	09/12/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2635/963	5/01/2023	WD	Q	I	01	1,410,000	
GRANTOR: COBLE SAMUEL N & SAND							
GRANTEE: FENN DRAKE TRUST							
2296/1737	8/07/2019	WD	Q	I	02	680,000	
GRANTOR: FULLER BARBARA D							
GRANTEE: COBLE SAMUEL N & SA							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W23 N2 FOP=[YR=1993] N6 W12 FSP=[YR=1993] N4 W13 S4 FOP=[YR=1993] W11 S6 E11 N6\$ S6 E13 N6\$ S6 E12\$ W36 S2 W21 S29 E9 FOP=[YR=1993] S22 FGR=[YR=1993] W2 S24 E24 N24 W22\$ E5 N22 W5\$ E12 S1 E13 FOP=[YR=1993] S4 E10 N10 W10 S6\$ N6 E10 S10 E13 N5 E23 N29\$ PTR= E10 FUS=[YR=1993] E26 N26 W26 S26\$ W10\$.									