



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 80
Exterior Wall	30	VINYL 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,442	100	1,442	188,168
BAS	560	100	560	73,076
FOP	30	30	9	1,174
UCP	720	20	144	18,791
UOP	220	20	44	5,742
UOP	192	20	38	4,959
UOP	260	20	52	6,785

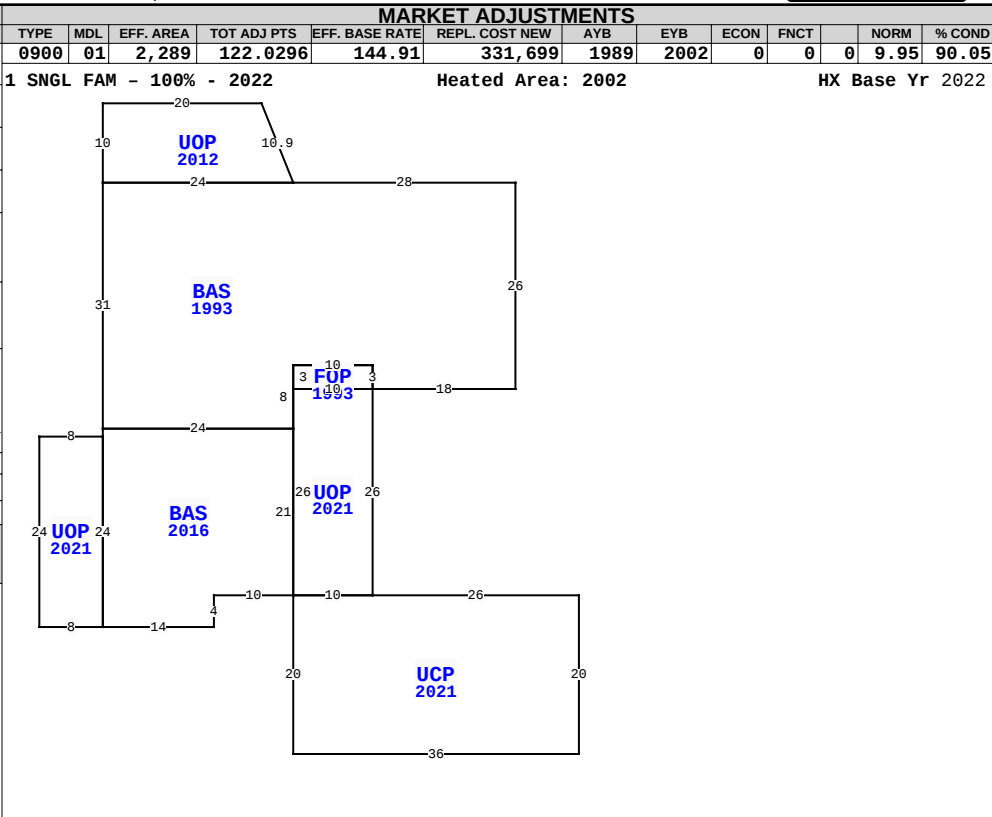
TOTALS	3,424		2,289	298,695
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
3	1242	WD DECK A	0 100	0	0	240.00	SF	10.00	10.00	100	1991	1991	3	20	480	
4	1242	WD DECK A	0 100	11	13	143.00	SF	10.00	10.00	100	1996	1996	3	20	286	
6	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1998	1998	3	27	1,350	
7	0681	POLE SHED	0 100	0	0	380.00	SF	15.00	15.00	100	1998	1998	3	27	1,539	
8	0812	CONCRETE C	0 100	0	0	1,115.00	SF	4.00	4.00	100	2015	2015	3	96	4,282	

LAND DESCRIPTION		
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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	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.45	AC		1.00	1.00	1.00	35,000.00	35,000.00	85,750							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																	12,697
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TOTAL OB/XF																	12,697
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NASSAU COUNTY PROPERTY																	PAGE 1 of 1	6
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VALUATION SUMMARY																	STANDARD
VALUATION BY																	
Tax Group: 6																	
Tax Dist:																	
BUILDING MARKET VALUE																	298,695
TOTAL MARKET OB/XF VALUE																	12,697
TOTAL LAND VALUE - MARKET																	85,750
TOTAL MARKET VALUE																	397,142
SOH/AGL Deduction																	110,528
ASSESSED VALUE																	286,614
TOTAL EXEMPTION VALUE																	55,000
BASE TAXABLE VALUE																	231,614
TOTAL JUST VALUE																	397,142
NCON VALUE																	0
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE																	288,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5401	NEW CONSTR	53,568	12/29/1988
5604	NEW CONSTR	2,100	12/29/1988
2863	H/AC	2,400	12/29/1988
3343	NEW CONSTR	2,350	12/29/1988

SALES DATA																
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/0800	9/15/2021	WD	Q	I	02	359,900

GRANTOR: PARK MICHAEL T & CHRI

GRANTEE: RODANHISLER STEVEN

1195/0198 12/12/2003 WD Q I 139,000

GRANTOR: POLK RONALD P & VALER

GRANTEE: PARK MICHAEL T & CH

BUILDING NOTES																
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BUILDING DIMENSIONS																
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BAS=[YR=1993] W28 UOP=[YR=2012] U10 L4 W20 S10 E24\$ W24
S31 BAS=[YR=2016] S1 UOP=[YR=2021] W8 S24 E8 N24\$ S24 E14 N4
E10 UCP=[YR=2021] S20 E36 N20 W26 UOP=[YR=2021] N26
FOP=[YR=1993] N3 W10 S3 E10\$ W10 S26 E10\$ W10\$ N21 W24\$ E24
N8 E10 S3 E18 N26\$.