



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	13	LVT/LAMNT 30
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	08
---------	--	----------	----

NEIGHBORHOOD/LOC	8024.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,345	100	2,345	260,839
FGR	528	55	290	32,257
FOP	70	30	21	2,336
UDG	625	55	344	38,264
UDU	64	55	35	3,893
UOP	338	20	68	7,564

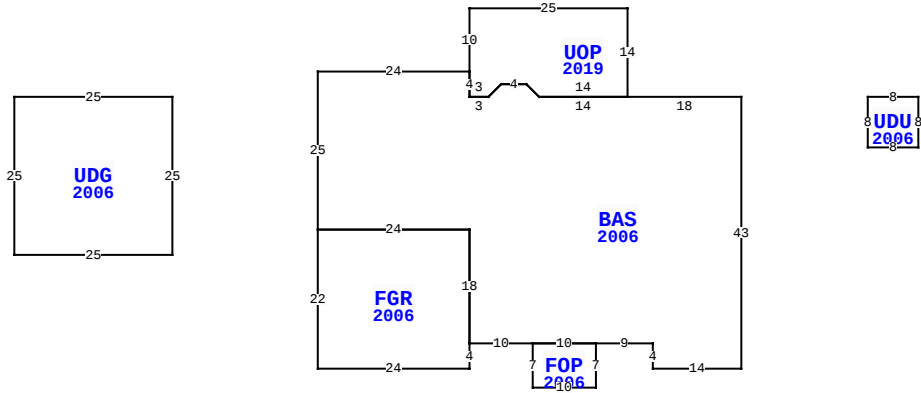
TOTALS	3,970		3,103	345,153
--------	-------	--	-------	---------

EXTRA FEATURES	
----------------	--

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	2006	2006	3	91	3,185	
2	0812	CONCRETE C	0 100	0	0	3,242.00	SF	4.00	4.00	100	2006	2006	3	88	11,412	

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,103	106.4440	126.40	392,219	2006	2006	0	0	0 12.00	88.00
1 SNGL FAM - 100% - 2021											
Heated Area: 2345											
HX Base Yr 2021											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										345,153	
TOTAL MARKET OB/XF VALUE										14,597	
TOTAL LAND VALUE - MARKET										60,000	
TOTAL MARKET VALUE										419,750	
SOH/AGL Deduction										124,010	
ASSESSED VALUE										295,740	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										245,740	
TOTAL JUST VALUE										419,750	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										329,127	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17757	GARAGE	24,000	05/15/2006
B17757	GARAGE	24,000	05/15/2006
R09299	REPAIR/RRF	2,400	05/01/2006
M10609	MECH OTHER	0	11/01/2005
C16027	CO ISSUED	165,932	09/01/2005
B16027	NEW CONSTR	165,932	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2353/0855	4/09/2020	WD	Q	I	01	345,000	
GRANTOR: SIBLEY MICHAEL SHANE							
GRANTEE: DILL TODD & JAMIE (							
2299/1781	8/22/2019	WD	Q	I	01	307,000	
GRANTOR: LOCKE CHAD & TANYA (H							
GRANTEE: SIBLEY MICHAEL SHAN							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2006] W18 UOP=[YR=2019] N14 W25 S10 S4 E3 U2 R2 E4 D2 R2 E14 \$ W14 U2 L2 W4 D2 L2 W3 N4 W24 S25 FGR=[YR=2006] S22 E24 N4 N18 W24 \$ E24 S18 E10 FOP=[YR=2006] S7 E10 N7 W10 \$ E10 E9 S4 E14 N43 \$ PTR= E20 UDU=[YR=2006] E8 S8 W8 N8 \$ W20 \$ PTR= W90 UDG=[YR=2006] W25 S25 E25 N25 \$ E90 \$.									