

[illegible]

BUILDING CHARACTERISTICS

ELEMENT

CD

Exterior Wall
Roof Structur

03

MOD METAL 100
GABLE/HIP 100

Roof Cover

12

MODULAR MT 100
N/A 100

Interior Wall

03

CONC FINSH 100

Interior Floo

99

N/A 100

Air Condition

N/A 100

Heating Type

N/A 100

Bedrooms

0 100

Bathrooms

0 100

Frame

05

STEEL 100

Stories

0

0 100

Units

0 100

Occupancy

00

NONE 100

Quality

06

Quality Level 06

DOR CODE

5000

IMPROVED AG

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9001

00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,500

100

1,500

23,891

UCP

600

20

120

1,911

UCP

600

20

120

1,911

TOTALS

2,700

1,740

27,714

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

1,740

52.9000

18.52

32,225

2010

2010

0

0

0

14.00

86.00

2 GARAGE RES - 100% - 1998

Heated Area: 1500

HX Base Yr 1998

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

227,328

TOTAL MARKET OB/XF VALUE

103,371

TOTAL LAND VALUE - MARKET

201,000

TOTAL MARKET VALUE

364,659

SOH/AGL Deduction

189,630

ASSESSED VALUE

175,029

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

125,029

TOTAL JUST VALUE

531,699

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

274,585

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0803/0918

8/18/1997

WD

Q

I

185,000

GRANTOR:SMITH NOAH D & HAZEL

GRANTEE:BRANNEN MICHAEL W &

0140/0140

1/01/1973

WD

U

V

100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2016] W12 BAS=[YR=2010] W30 UCP=[YR=2016] W12 S50 E12 N50\$ S50 E30 N50\$ S50 E12 N50\$.

REVIEW DATE

08/06/2021

BY

TWA

Total Acres: 10.00

Total Land Value: 33,960

Market: 171,000

Agricultural: 3,960

Common: 30,000

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