

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,727	101.7600	91.84	250,448	1989	1989	0	0	24.15	75.85		

1 SINGLE FAM - 100% - 0 Heated Area: 2316 HX Base Yr

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6			Tax Dist:	
BUILDING MARKET VALUE			189,965	
TOTAL MARKET OB/XF VALUE			10,977	
TOTAL LAND VALUE - MARKET			144,240	
TOTAL MARKET VALUE			237,225	
SOH/AGL Deduction			96,177	
ASSESSED VALUE			141,048	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			91,048	
TOTAL JUST VALUE			345,182	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			192,003	

Quality	03	Quality Level 03		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1,676	116,751
FGR	625	55	344	23,963
FOP	224	30	67	4,667
FUS	640	100	640	44,583
TOTALS	3,165		2,727	189,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632855	XFOB (78X84 PL SH	0	08/31/2016
5529	NEW CONSTR	83,679	02/13/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0131	5/20/1994	WD	U	I	06	83,000

GRANTOR: ELLIOTT MICHAEL & BET						
GRANTEE: ELLIOTT MICHAEL E						
0561/1022	1/24/1989	WD	U	V	01	100
GRANTOR: NELSON THOMAS G						
GRANTEE: ELLIOTT MICHAEL E						

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	0351	CARPORT MT	0	100	40	48			10.00	100	1988	1988	3	20	3,840	
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	1989	1989	3	59.5	1,745	
3	0504	FP-ELECTRI	0	100	0	0	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360	
4	0681	POLE SHED	0	100	48	20	SF	15.00	15.00	100	1999	1999	3	28	4,032	

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

BUILDING DIMENSIONS													
BAS=[YR=1993] W16 N3 W18 S8 W14 N1 W9 S1W14 S10 FGR=[YR=1993] S25 E25 N25 W25\$ E25 S15 E1 S1 E9 N1 E2 S1 E3 FOP=[YR=1993] S8 E28 N8 W28 \$ E31 N31\$ PTR=E15 FUS=[YR=1993] E32 S20 W32 N20\$ W15\$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	14.28	AC		1.00	1.00	1.00	440.00	440.00	6,283							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	14.28	AC		1.00	1.00	1.00	8,000.00	8,000.00	114,240							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 15.28 Total Land Value: 36,283 Market: 114,240 Agricultural: 6,283 Common: 30,000 PRINTED 08/02/2023 BY SYS																								
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