

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,576	100	2,576	316,079
FDS	121	75	91	11,166
FGR	475	55	261	32,025
FOP	115	30	34	4,171

TOTALS	3,287		2,962	363,441
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	2,421.00	SF	4.00	4.00

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	0812	CONCRETE C	0 100	0	0	2,421.00	SF	4.00	4.00	100	2020	2020	3	99	9,587	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000115	C	SFR ACRES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000		

REVIEW DATE	06/25/2020	BY	TW	Total Acres:	1.00	Total Land Value:	30,000	Market:	0	Agricultural:	0	Common:	30,000	PRINTED 08/02/2023 BY SYS
-------------	------------	----	----	--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------	---------------------------

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,962	104.9040	124.57	368,976	2020	2020	0	0
1 SNGL FAM - 100% - 2021 Heated Area: 2576 HX Base Yr 2021									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU									

TOTAL OB/XF									
1	0812	CONCRETE C	0 100	0	0	2,421.00	SF	4.00	4.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					363,441				
TOTAL MARKET OB/XF VALUE					9,587				
TOTAL LAND VALUE - MARKET					30,000				
TOTAL MARKET VALUE					403,028				
SOH/AGL Deduction					100,279				
ASSESSED VALUE					302,749				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					252,749				
TOTAL JUST VALUE					403,028				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					339,275				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012022	NEW CONSTR	330,784	11/19/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2385/0231	8/18/2020	WD	Q	I	02	355,500
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: VROMAN WILBUR DARRE						

GRANTOR: B Y FRANKLIN PROPERTY									
GRANTEE: VROMAN WILBUR DARRE									

BUILDING DIMENSIONS									
BAS=[YR=2020] W30 N8 W23 S8 W15 S38 E14 FOP=[YR=2020] E23 N5 W23 S5\$ N5 E31 FGR=[YR=2020] S24 E23 N18 W16 U3 L3 N11 W4 S8\$ N8 E4 S11 D3 R3 E16 N39\$ PTR=E20 FDS=[YR=2020] E11 S11 W11 N11\$ W20\$.									

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

REVIEW DATE	06/25/2020	BY	TW	Total Acres:	1.00	Total Land Value:	30,000	Market:	0	Agricultural:	0	Common:	30,000	PRINTED 08/02/2023 BY SYS
-------------	------------	----	----	--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------	---------------------------