

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 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	11	CLAY TILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	03	MASONRY 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 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	1,240	100	1,240	83,670
FOP	160	30	48	3,239
TOTALS	1,400		1,288	86,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,288	111.5920	100.71	129,714	1976	1976	0	10	0 23.00	67.00

1 SINGLE FAM - 100% - 0
Heated Area: 1240
HX Base Yr

Basement Footprint

Footprint

Basement Footprint

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		86,908	
TOTAL MARKET OB/XF VALUE		1,524	
TOTAL LAND VALUE - MARKET		71,400	
TOTAL MARKET VALUE		159,832	
SOH/AGL Deduction		83,706	
ASSESSED VALUE		76,126	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		26,126	
TOTAL JUST VALUE		159,832	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		135,300	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0698/0739	2/14/1994	WD	U	I	01	100

GRANTOR: DAUGHTRY CLYDE JR & D
GRANTEE: DAUGHTRY CLYDE JR &
0693/1952 12/10/1993 WD Q I 57,000
GRANTOR: KEYES WM & LORI D
GRANTEE: DAUGHTRY CLYDE E JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N10 W16 S40 E6 FOP=[YR=1993] S10E16 N10 W16\$ E30 N30\$.

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	0940	SHEDS/POR	0 100	10	12	120.00	SF	20.10	20.10	100	1970	1970	3	20	482	
2	0681	POLE SHED	0 100	8	24	192.00	SF	15.00	15.00	100	1970	1970	3	20	576	
3	0810	CONCRETE A	0 100	0	0	256.00	SF	6.50	6.50	100	1976	1976	3	28	466	

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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.38	AC		1.00	1.00	1.00	30,000.00	30,000.00	71,400							

REVIEW DATE 09/21/2017 BY TWX

Total Acres: 2.38 Total Land Value: 71,400 Market: 0 Agricultural: 0 Common: 71,400

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