



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5008.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,486	100	2,486
FGR	539	55	296
FOP	42	30	13
FOP	160	30	48
PTO	20	5	1
TOTALS	3,247		2,844

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,844	122.9760	146.03	415,309	2015	2015	0	0	5.25	94.75

1 SNGL FAM - 100% - 2020 Heated Area: 2486 HX Base Yr 2020

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		415,361	
TOTAL MARKET OB/XF VALUE		70,619	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		550,980	
SOH/AGL Deduction		191,657	
ASSESSED VALUE		359,323	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		309,323	
TOTAL JUST VALUE		550,980	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		434,359	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008322	GARAGE	43,470	09/10/2020
2001457	SWIM POOL	78,397	02/18/2020
B1530261	CO ISSUED	0	07/02/2015
B1530261	NEW CONSTR	296,732	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/0957	9/05/2019	WD Q	Q	I	01	335,000
GRANTOR: CHIASSON TRAVIS M & P						
GRANTEE: GUADARRAMA YAISEL &						
2111/1963	3/30/2017	WD Q	Q	I	01	270,000
GRANTOR: FAIRES HARVEY R II &						
GRANTEE: CHIASSON TRAVIS M &						

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	0811	CONCRETE B	0	100	0	0		1,674.00	SF 5.20	100	2015	2015	3	96	8,357	
2	0861	POOL GUNIT	0	100	0	0		420.00	SF 85.00	100	2020	2020	3	95	33,915	
3	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	100	2020	2020	3	93	930	
4	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	100	2020	2020	3	93	1,860	
5	0835	QUARY TILE	0	100	0	0		1,102.00	SF 10.00	100	2020	2020	3	99	10,910	
6	0462	ST/AL FNC	0	100	0	0		768.00	SF 10.00	100	2020	2020	3	95	7,296	
7	0811	CONCRETE B	0	100	0	0		1,428.00	SF 5.20	100	2020	2020	3	99	7,351	
TOTALS															70,619	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

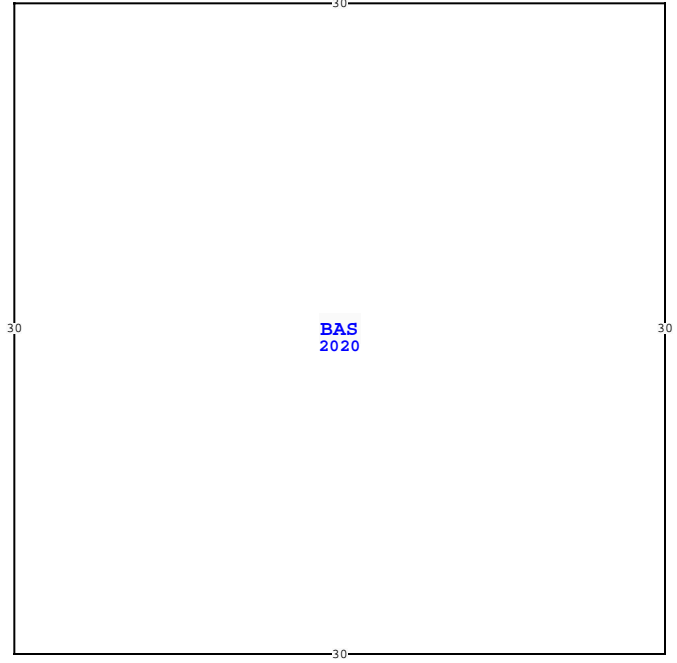
BUILDING NOTES	

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-E	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING DIMENSIONS	
BAS=[YR=2015] W29 S6 FOP=[YR=2021] W6 PTO=[YR=2015] N5 W4 S5 E4\$ W10 S10 E16 N10\$S10 W16 N10 W16 S40 FGR=[YR=2015] S25 E22 N24 W11 N1 W11 \$ E11 S1 E11 S1 E5 FOP=[YR=2015] S3 E8N3W1 N3 W6 S3 W1\$ E1 N3 E6 S3E14N3 E13 N45\$.	

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC		5008.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	900	100
TOTALS	900	900

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 2020 Heated Area: 900 HX Base Yr 2020												



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BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2020] W30 S30 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

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