



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	1,724	139,591
BAS	845	100	845	68,419
FOP	96	30	29	2,348
FOP	104	30	31	2,510
FOP	25	30	8	648
FOP	30	30	9	729
FUS	625	100	625	50,606

TOTALS	3,449		3,271	264,851
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES
1	0811	CONCRETE B	0 100	
2	0500	FP-PRE FAB	0 100	
3	1242	WD DECK A	0 100	
4	0680	POLE SHED	0 100	
5	0810	CONCRETE A	0 100	
6	0810	CONCRETE A	0 100	

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000115	C	SFR ACRES	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,271	97.5200	88.01	287,881	1999	2005	0	0	8.00	92.00	
1 SINGLE FAM - 100% - 2000												
Heated Area: 3194												
HX Base Yr 2000												

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

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	1999	1999	3	79	4,470	
3,500.00	100	1999	1999	3	84	2,940	
10.00	100	2002	2002	3	21	783	
10.00	100	2005	2005	3	44	739	
6.50	100	2004	2004	3	86	2,750	
6.50	100	1999	1999	3	79	185	

TOTAL OB/XF												
11,867												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		264,851	
TOTAL MARKET OB/XF VALUE		11,867	
TOTAL LAND VALUE - MARKET		81,600	
TOTAL MARKET VALUE		358,318	
SOH/AGL Deduction		169,590	
ASSESSED VALUE		188,728	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		138,728	
TOTAL JUST VALUE		358,318	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,599	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13708	3 TON UNIT	0	03/01/2008
B20096	ADDITION	32,450	06/01/2007
R10482	REPAIR/RRF	3,000	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2109/0721	3/21/2017	QC	U	I	11	100
GRANTOR: SCOTT WILLIE GERALD &						
GRANTEE: SCOTT WILLIE GERALD						
1619/0816	5/05/2009	WD	U	I	11	100
GRANTOR: SCOTT WILLIE GERALD &						
GRANTEE: SCOTT WILLIE GERALD						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2008] W2 FOP=[YR=2008] N5 W5 S5 E5 \$ W33						
BAS=[YR=1999] W12 FOP=[YR=1999] W12 S8 E12N8\$ S8 W12 N8 W26						
S38 E12 S2 E12 N2 FOP=[YR=1999] E26 N4 W26 S4\$ N4 E26 N34\$						
S22 E2 FOP=[YR=2008] S5 E6 N5 W6\$ E8 S3 E25 N25\$ PTR=N15						
FUS=[YR=2008] N25 E25 S25 W25\$ S15\$.						