



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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

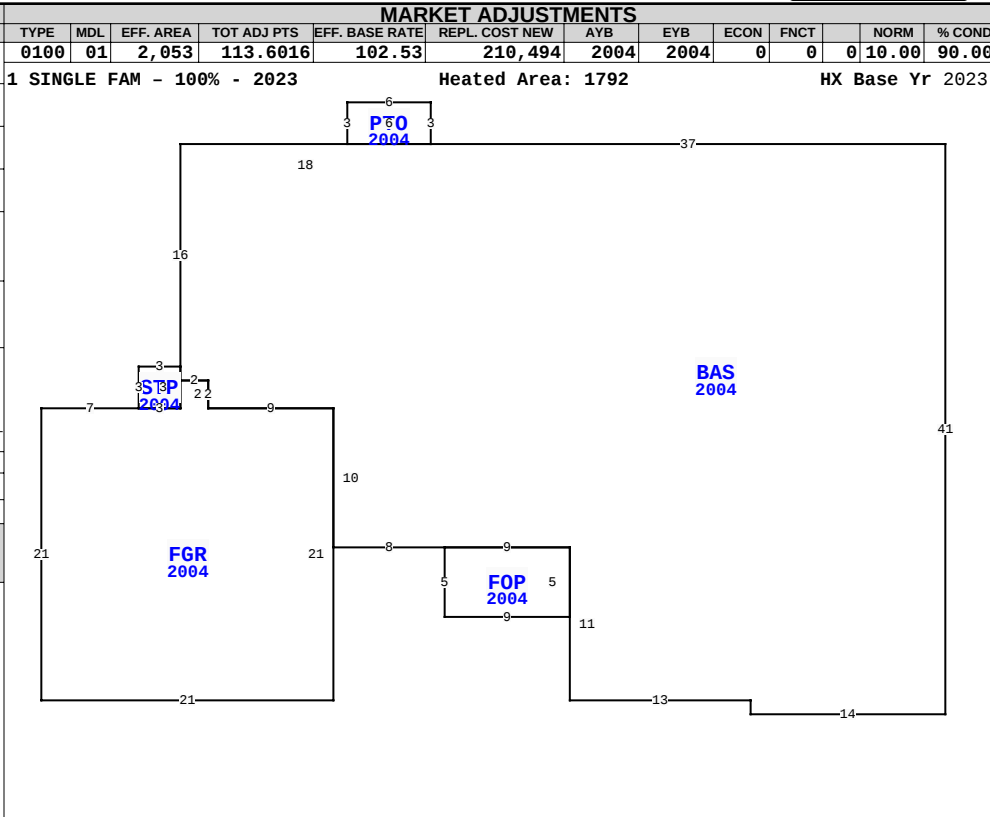
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4050.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1,792	165,361
FGR	445	55	245	22,608
FOP	45	30	14	1,292
PTO	18	5	1	93
STP	9	10	1	93

TOTALS	2,309		2,053	189,445
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	859.00	SF	5.20
2	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	538.00	SF	7.25
4	0810	CONCRETE A	0	100	0	0	136.00	SF	6.50
5	1076	TRELLIS A	0	100	13	12	156.00	SF	7.50
6	1241	WD DECK G	0	100	0	0	824.00	UT	11.50
7	0810	CONCRETE A	0	100	30	10	300.00	SF	4.88



BLD DATE	03/20/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF										31,123
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	100	0	0	859.00	SF	5.20	
2	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	
3	0845	KOOL DECK	0	100	0	0	538.00	SF	7.25	
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6	1241	WD DECK G	0	100	0	0	824.00	UT	11.50	
7	0810	CONCRETE A	0	100	30	10	300.00	SF	4.88	

LAND DESCRIPTION										TOTAL OB/XF						31,123		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00		
TOTAL: 1.00 LND UTS, 0.00 FRONT, 0.00 DEPTH, 1.00 TOT LND UTS, 0.00 TOT ADJ, 50,000.00 UNIT PRICE, 50,000.00 ADJ UNIT PRICE, 50,000.00 L VA																		

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY																				
VALUATION BY										STANDARD										
Tax Group: 4										Tax Dist:										
BUILDING MARKET VALUE										189,445										
TOTAL MARKET OB/XF VALUE										31,123										
TOTAL LAND VALUE - MARKET										50,000										
TOTAL MARKET VALUE										270,568										
SOH/AGL Deduction										0										
ASSESSED VALUE										270,568										
TOTAL EXEMPTION VALUE										HX HB										
BASE TAXABLE VALUE										220,568										
TOTAL JUST VALUE										270,568										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										224,739										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24897	XFOB	13,827	07/01/2011
B0514335	SWIM POOL	17,000	01/01/2005
B0412889	NEW CONSTR	132,387	05/01/2004
R046216	REPAIR/RRF	2,000	05/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2386/1372	8/25/2020	WD	Q	I	01	258,000	
GRANTOR: TANNER WILLIAM A							
GRANTEE: MORAN PATRICK							
2156/0944	11/03/2017	WD	Q	I	02	188,000	
GRANTOR: CORBITT ANNA M							
GRANTEE: TANNER WILLIAM A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W37 PTO=[YR=2004] N3 W6 S3 E6 \$ W18 S16									
STP=[YR=2004] W3 S3 FGR=[YR=2004] W7 S21 E21 N21 W9 N2 W2									
S2 W3 \$ E3 N3 \$ S1 E2 S2 E9 S10 E8 FOP=[YR=2004] S5 E9 N5 W9									
\$ E9 S11 E13 S1 E14 N41 \$.									