

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	30	VINYL	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	13	LVT/LAMMT	70	
Interior Floor	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		1	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
BUD4 Adjustme	02	.	100	
BUD8 Adjustme	06	DIST 1D	100	
Occupancy	00	NONE	100	
Quality	02	Quality Level	02	
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	1,152	100	1,152	83,812
FOP	576	30	173	12,587
TOTALS	1,728		1,325	96,399

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,325	66.5912	79.08	104,781	1986	2005	0	0	8.00	92.00
1 SNGL FAM - 100% - 0											
Heated Area: 1152											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			96,399
TOTAL MARKET OB/XF VALUE			9,232
TOTAL LAND VALUE - MARKET			151,430
TOTAL MARKET VALUE			257,061
SOH/AGL Deduction			159,541
ASSESSED VALUE			97,520
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			47,520
TOTAL JUST VALUE			257,061
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			150,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/1000	1/13/2023	WD Q	Q	I	01	292,000
GRANTOR: TISON KYLE S & SARAH						
GRANTEE: CURRY SHANE MICHAEL						
1838/1240	11/19/2012	WD Q	Q	I	02	77,500
GRANTOR: HSBC MORTGAGE SERVICE						
GRANTEE: TISON KYLE S						

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
2	0510	GARAGE WD-	0	100	24	12			28.00	100	1982	1982	3	20	1,613	
3	1242	WD DECK A	0	100	25	12	SF	10.00	10.00	100	1997	1997	3	20	600	
4	0936	SEPTC TANK	0	100	0	0	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
5	0810	CONCRETE A	1	100	0	0	SF	6.50	6.50	100	2023	2018		98	1,019	
TOTALS															9,232	

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	7.97	AC		1.00	1.00	1.00	19,000.00	19,000.00	151,430							