



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,220	100	1,220	107,582
FGR	440	55	242	21,340
FOP	32	30	10	882
FSP	240	40	96	8,466
FUS	1,596	100	1,596	140,740

TOTALS	3,528		3,164	279,009
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	767.00	SF	5.20	5.20
2	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50
3	0476	VF 6 SBPL	0 100	0	0	177.00	LF	32.00	32.00
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100	0003		0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,164	105.0640	94.82	300,010	2008	2008	0	0
1 SINGLE FAM - 100% - 2022 Heated Area: 2816 HX Base Yr 2022									

TOTAL OB/XF									
9,396									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					279,009				
TOTAL MARKET OB/XF VALUE					9,396				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					343,405				
SOH/AGL Deduction					41,694				
ASSESSED VALUE					301,711				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					251,711				
TOTAL JUST VALUE					343,405				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					292,923				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21693	CO ISSUED	232,980	11/24/2008
E21220	ELEC OTHER	2,000	09/01/2008
M14100	MECH OTHER	0	08/01/2008
C21693	CO ISSUED	232,980	07/01/2008
B21693	NEW CONSTR	232,980	07/01/2008
R11411	REPAIR/RRF	5,000	07/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2509/1018	10/25/2021	WD	Q	I	01	385,000	
GRANTOR: HARVEY SHANE A & MICH							
GRANTEE: ROBERTSON JULIA & R							
1596/1629	12/10/2008	WD	Q	I		197,200	
GRANTOR: TAYLOR MORRISON OF FL							
GRANTEE: HARVEY SHANE A & MI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W5 FSP=[YR=2013] N10 W24 S10 E24\$ W35 S43 E12 FOP=[YR=2008] S4 E8 N4 W8\$ E8 N3 FGR=[YR=2008] E20 N24 W5 S4 W16 S20 E1\$ W1 N20 E16 N4 E5 N16\$ PTR=E15 FUS=[YR=2008] E40 S17 W16 S4 E11 N4E5 S24 W40 N41\$ W15\$.									