



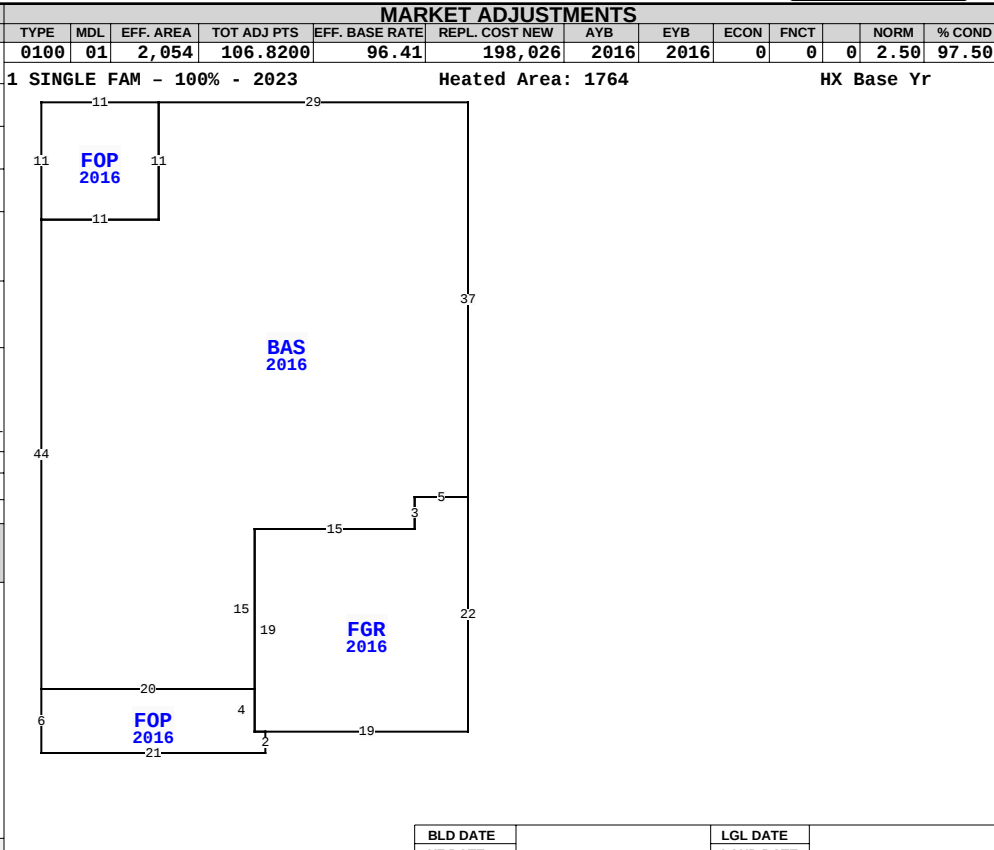
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,764	100	1,764	165,815
FGR	395	55	217	20,398
FOP	121	30	36	3,384
FOP	122	30	37	3,478
TOTALS	2,402		2,054	193,075

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	726.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100			0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	726.00	SF	6.50	6.50

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	726.00	SF	6.50	6.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		193,075	
TOTAL MARKET OB/XF VALUE		4,577	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		252,652	
SOH/AGL Deduction		0	
ASSESSED VALUE		252,652	
TOTAL EXEMPTION VALUE		13	252,652
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		252,652	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,201	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632425	CO ISSUED	0	09/28/2016
B1632425	NEW CONSTR	216,121	06/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2575/0492	6/30/2022	WD	Q	I	01	380,000	
GRANTOR: CASTALINE MATTHEW T &							
GRANTEE: FREDRICKSON STANLEY							
2454/0042	4/16/2021	WD	Q	I	01	259,000	
GRANTOR: WEST ZACHARY T & LIND							
GRANTEE: CASTALINE MATTHEW T							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W29 FOP=[YR=2016] W11 S11 E11 N11\$ S11 W11 S44 FOP=[YR=2016] S6 E21 N2 FGR=[YR=2016] E19 N22 W5 S3 W15 S19 E1\$ W1 N4 W20\$ E20 N15 E15 N3 E5 N37\$.									