



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	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	2,016	100	2,016	183,907
FGR	613	55	337	30,742
FOP	40	30	12	1,095
FSP	198	40	79	7,207
TOTALS	2,867		2,444	222,951

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0 100	0	0	1,260.00	SF	4.00	
2	0810	CONCRETE A	0 100	20	4	80.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			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		NORM	% COND
0100	01	2,444	108.6820	98.09	239,732	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM - 100% - 2017

BLD DATE	04/03/2008	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF													
5,004													
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
1	000100	C	SFR	100			0.00	0.00	1.00	UT		1.00	1.00

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					222,951				
TOTAL MARKET OB/XF VALUE					5,004				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					282,955				
SOH/AGL Deduction					105,101				
ASSESSED VALUE					177,854				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					127,854				
TOTAL JUST VALUE					282,955				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					243,989				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306767	ROOF	19,134	05/23/2023
C20692	CO ISSUED	0	10/01/2007
B20692	NEW CONSTR	188,034	10/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2651/801	6/12/2023	WD Q	I	I	01	379,000	
GRANTOR: BAKER HEATH ALLEN & R							
GRANTEE: PAVEGLIO KASEY A &							
2031/1190	2/25/2016	WD Q	I	I	02	200,000	
GRANTOR: WOOTEN JON R & DEBORA							
GRANTEE: BAKER HEATH ALLEN &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2013] W18 BAS=[YR=2008] W21 S52 FGR=[YR=2008] W10 S19 E10 S2 E19 N9 E2 FOP=[YR=2008] S2 E5 N8 W5 S6\$ N12 W21\$ E21 S6 E5 S6 E13 N53 W18 N11\$ S11 E18 N11\$.									