

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD2 Adjustme	SF	.SF 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	108,321
FGR	616	55	339	21,449
FOP	256	30	77	4,872
FOP	40	30	12	759
FSP	260	40	104	6,581
FUS	2,226	100	2,226	140,842

TOTALS	5,110		4,470	282,823
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EXTRA FEATURES									
L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	1,554.00	SF	4.00	4.00
2	0810	CONCRETE A	0	100	11	33.00	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	000133	C	SFR LAKE	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
0100	01	4,470	74.9760	67.67	302,485	2009	2009	0	0
1 SINGLE FAM - 100% - 2021 Heated Area: 3938 HX Base Yr 2021									

BLD DATE	01/11/2010	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/IF									
									5,852

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					282,823				
TOTAL MARKET OB/IF VALUE					5,852				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					343,675				
SOH/AGL Deduction					61,691				
ASSESSED VALUE					281,984				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					226,984				
TOTAL JUST VALUE					343,675				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					294,504				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429214	ADDITION	4,100	08/01/2014
C22457	CO ISSUED	0	09/28/2009
B22457	NEW CONSTR	315,282	05/01/2009
M14528	MECH OTHER	0	05/01/2009
P13755	PLUMBING	0	05/01/2009
R11869	REPAIR/RRF	2,200	05/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2339/1613	2/11/2020	WD	Q	I	01	330,000	
GRANTOR: BROWN LARAE C & JOSEP							
GRANTEE: BROCK LARRY R & AMB							
1643/0570	9/30/2009	WD	Q	I	01	238,700	
GRANTOR: MARONDA HOMES INC OF							
GRANTEE: BROWN LARAE C & JOS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W20 FOP=[YR=2014] N10 W4 FSP=[YR=2014] W26 S10 E26 N10\$ S10 E4\$ W34 S44 FOP=[YR=2009] S8 E26 N8 FGR=[YR=2009] E28 N22 W28 S22\$ N4 W12 S4 W14\$ E14 N4 E12N18 E28 N22\$ PTR=E15 FUS=[YR=2009] E54 S44 W28 N8 W3 N6 W9 S14 W14 N44\$ W15\$.									