



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	1,626	100	1,626	144,444
FGR	406	55	223	19,810
FOP	28	30	8	711
USP	200	30	60	5,330
TOTALS	2,260		1,917	170,294

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	677.00	SF	5.20
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	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		NORM	% COND	
0100	01	1,917	105.8400	95.52	183,112	2008	2008	0	0	0	7.00	93.00	

1 SINGLE FAM - 100% - 2021

TOTAL OB/XF													
3,554													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		170,294	
TOTAL MARKET OB/XF VALUE		3,554	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		228,848	
SOH/AGL Deduction		48,744	
ASSESSED VALUE		180,104	
TOTAL EXEMPTION VALUE		HX HB WX	
BASE TAXABLE VALUE		125,104	
TOTAL JUST VALUE		228,848	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,986	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21809	CO ISSUED	0	08/01/2008
E21156	ELEC OTHER	2,400	08/01/2008
R11491	REPAIR/RRF	10,000	08/01/2008
B21809	NEW CONSTR	149,622	08/01/2008
M14080	MECH OTHER	0	08/01/2008
P13430	OTHER	0	08/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2339/0389	2/12/2020	WD	Q	I	02	210,000
GRANTOR: COYLE CHARLES R JR &						
GRANTEE: SURUM LYNN						
1598/1305	12/29/2008	WD	Q	I		177,600
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: COYLE CHARLES R JR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W18 USP=[YR=2009] N10 W20 S10 E20\$ W22 S38 FGR=[YR=2008] S20 E20 N13 FOP=[YR=2008] E7 N4 W7 S4\$ N7 W3 N3 W2 S3 W15\$ E15 N3 E2 S3 E3 S3 E7 S4 E13 N45\$.									