



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	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,333	100	2,333	241,893
FGR	399	55	219	22,707
FOP	50	30	15	1,555
FOP	104	30	31	3,215
TOTALS	2,886		2,598	269,369

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	714.00	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	000100	C	SFR	100		PUD	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	2,598	118.4400	106.89	277,700	2015	2015	0	0	0	3.00	97.00	
1 SINGLE FAM - 100% - 2020 Heated Area: 2333 HX Base Yr 2020													

TOTAL OB/XF 4,455													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					269,369				
TOTAL MARKET OB/XF VALUE					4,455				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					328,824				
SOH/AGL Deduction					59,753				
ASSESSED VALUE					269,071				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					219,071				
TOTAL JUST VALUE					328,824				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					276,915				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529834	NEW CONSTR	278,459	05/11/2015
B1529834	CO ISSUED	0	04/17/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2288/1092	7/09/2019	WD	Q	I	02	305,000			
GRANTOR: BALDWIN KATIE J									
GRANTEE: KUESTER WILLIAM F &									
2010/1401	9/25/2015	WD	Q	I	01	220,000			
GRANTOR: STARK PAUL A									
GRANTEE: BALDWIN KATIE J									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W21 FOP=[YR=2015] W13 S8 E13 N8\$ S8 W13 N16 W14 S48 FGR=[YR=2015] S21 E19 N5 FOP=[YR=2015] E8 N1 W1 N6 W7 S7 \$ N16 W19\$ E19 S9 E7 S6 E10 S1 E12 N56\$.									