



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
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	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5014.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,923	100	1,923
FGR	670	55	368
FOP	54	30	16
FOP	126	30	38
PTO	72	5	4
TOTALS	2,845		2,349
			246,022

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,349	117.8205	106.33	249,769	2018	2018	0	0	1.50	98.50

1 SINGLE FAM - 100% - 2022 Heated Area: 1923 HX Base Yr 2022

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			246,022
TOTAL MARKET OB/XF VALUE			6,508
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			307,530
SOH/AGL Deduction			41,024
ASSESSED VALUE			266,506
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			216,506
TOTAL JUST VALUE			307,530
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007259	CO ISSUED	0	04/20/2018
17007259	NEW CONSTR	259,306	12/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/0227	12/15/2021	WD Q	Q	I	01	381,000
GRANTOR: AGUILAR DAVID E & KEN						
GRANTEE: WALTON BONNIE & ROB						
2424/1323	1/08/2021	WD Q	Q	I	01	307,000
GRANTOR: PEREIRA ELADIO M & GL						
GRANTEE: AGUILAR DAVID E & K						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2018	2018	3	98	6,508	

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W16 S8 FOP=[YR=2018] W16 S6 D2 R2 E14 N8 S8 W14 U2 L2 N6 U3 L3 W6 L3 D3 S35 FGR=[YR=2018] W10 S21 E10 S2 E20 N3 PTO=[YR=2018] E9 N8 FOP=[YR=2018] N6 W9 S6 E9 S W9 S8 S N20 W20 S E20 S6 E9 S14 E15 N63 S.	

LAND DESCRIPTION																								
TOTAL OB/XF 6,508																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							