

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,342	100	2,342
FGR	565	55	311
FOP	162	30	49
FOP	243	30	73
FUS	420	100	420
TOTALS	3,732		3,195
			398,553

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,195	114.1812	135.59	433,210	2006	2006	0	0	8.00	92.00
1 SNGL FAM - 100% - 2020											
Heated Area: 2762											
HX Base Yr 2020											
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			398,553
TOTAL MARKET OB/XF VALUE			34,654
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			560,707
SOH/AGL Deduction			183,892
ASSESSED VALUE			376,815
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			326,815
TOTAL JUST VALUE			560,707
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			435,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17587	SCRN ENC	6,000	02/17/2006
B15719	NEW CONSTR	441,400	02/17/2006
M10599	MECH OTHER	0	11/01/2005
E15744	ELEC OTHER	1,500	09/01/2005
P09910	OTHER	0	08/01/2005
R07995	REPAIR/RRF	3,500	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2301/0911	8/28/2019	WD Q	I	02		420,000
GRANTOR: D'ARDENNE DAVID JACK						
GRANTEE: JOHNSTON BRAIN SCOT						
1892/0742	3/05/2013	QC U	I	11		100
GRANTOR: D'ARDENNE CATHERINE S						
GRANTEE: D'ARDENNE DAVID JAC						

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	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2006	2006	3	88	8,265	
2	0861	POOL GUNIT	0	100	30	12	SF	85.00	85.00	100	2006	2006	3	48	14,688	
3	0845	KOOL DECK	0	100	0	0	SF	7.25	7.25	100	2006	2006	3	88	5,104	
4	0871	POOL HTR R	0	100	0	0	UT	4,000.00	4,000.00	100	2006	2006	3	31	1,240	
5	0910	SCRN RM L	0	100	24	48	SF	15.00	15.00	100	2006	2006	3	31	5,357	
TOTALS															34,654	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2006] W19 FOP=[YR=2006] W29 D3 R3 S8 E16 N3 U2 R2 E8 N6\$ S6 W8 D2 L2 S3 W16 N8 L3 U3 W9 D3 L3 S41 E6 N2 E3 FOP=[YR=2006] S6 E27 FGR=[YR=2006] S23 E11 N2 E11 N24 W5 S3 W6 N6 W11 S6\$ N6 W27\$ E38 S6 E6 N3 E7 N45\$ PTR=N15 FUS=[YR=2006] N20 E21 S20 W21\$ S15\$.

LAND DESCRIPTION																								
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							