

BUILDING CHARACTERISTICS				
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	11 CLAY TILE 70			
Interior Floor	14 CARPET 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
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 04			
NEIGHBORHOOD/LOC	4043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,502	100	3,502	420,724
FGR	594	55	327	39,285
FOP	158	30	47	5,646
FSP	424	40	170	20,423
TOTALS	4,678		4,046	486,079

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	4,046	108.2004	128.49	519,871	2004	2009	0	0	6.50	93.50	
1 SNGL FAM - 100% - 2023												
Heated Area: 3502												
HX Base Yr 2023												

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	1,130.00	SF	6.50	6.50	100	2004	2004	3	86	6,317	
2	0600	SUMMER KIT	0	100	0	1.00	UT	15,000.00	15,000.00	100	2021	2021	3	97	14,550	
TOTALS													20,867			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			486,079
TOTAL MARKET OB/XF VALUE			20,867
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			634,446
SOH/AGL Deduction			0
ASSESSED VALUE			634,446
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			584,446
TOTAL JUST VALUE			634,446
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			487,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0363869	NEW CONSTR	344,497	06/02/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/1066	7/14/2022	WD Q	Q	I	01	710,000
GRANTOR: JANIS JAMES S & HILLA						
GRANTEE: GARRICK GARTH						
2466/0028	5/27/2021	WD Q	Q	I	01	662,000
GRANTOR: MOSELEY JON A & VIRGI						
GRANTEE: JANIS JAMES S & HIL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2004] W31 S8 FSP=[YR=2004] W33 S4 E4 S4 E4 S8 E19 N2 E2 N2 E2 N2 E2 N10\$ S10 W2 S2 W2 S2 W2 S2 W19 N8 W4 N4 W4 N4 W10 S56 E8 S2 E8 N5 E8 FOP=[YR=2004] S4 E15 N10 W2 N2 W2 N2 W7 S10 W4\$ E4 N10 E7 S2 E2 S2 E7 FGR=[YR=2004] S21 E12 N2 E18 N19 W30\$ E30 N55\$.

LAND DESCRIPTION		TOTAL OB/XF																						
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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							