

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	3,533	100	3,533	419,908
FGR	624	55	343	40,767
FOP	171	30	51	6,062
FOP	442	30	133	15,807
TOTALS	4,770		4,060	482,544

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,495.00	SF	4.00	
3	0861	POOL GUNIT	0 100	26	14	364.00	SF	85.00	
4	0845	KOOL DECK	0 100	0	0	1,273.00	SF	7.25	
5	0911	SCRN RM A	0 100	29	44	1,276.00	SF	17.50	
6	1126	CB/STC 8"	0 100	62	4	248.00	SF	8.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	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
0900	01	4,060	108.2004	128.49	521,669	2002	2007	0	0
1 SNGL FAM - 100% - 0 Heated Area: 3533 HX Base Yr									
BLD DATE 03/29/2023 NW XF DATE LGL DATE LAND DATE AG DATE									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
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TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE HX HB									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008234	REPAIR/RRF	0	09/30/2020
80210238	NEW CONSTR	9,589	09/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/1711	3/30/2023	WD	Q	I	01	879,000
GRANTOR: MCDOWELL JAMES E & AR						
GRANTEE: WINSTON THOMAS & ST						
2326/1878	12/13/2019	WD	Q	I	01	485,000
GRANTOR: GAY MICHAEL J & SANDR						
GRANTEE: MCDOWELL JAMES E &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W10 FOP=[YR=2002] W32 S10 E5 S6 E22 N8 E5 N8 \$ S8 W5 S8 W22 N6 W5 N18 W32 S55 FGR=[YR=2002] S20 E18 S2 E12 N22 W30 \$ E30 S1 E4 FOP=[YR=2002] S10 E16 N4 W4 N11 W7 S5 W5 \$ E5 N5 E7 S11 E12 S5 E8 N2 E8 N57 \$.									