



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	SUBAREA MARKET VALUE
BAS	2,527	100	2,527	328,975
FGR	312	55	172	22,391
FGR	622	55	342	44,523
FOP	56	30	17	2,214
FOP	208	30	62	8,071
FUS	681	100	681	88,655
STR	69	10	7	911
TOTALS	4,475		3,808	495,740

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	39	3	117.00	SF	6.50	6.50
2	0811	CONCRETE B	0 100	0	0	1,180.00	SF	5.20	5.20
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0855	CONC PAVER	0 100	0	0	468.00	SF	10.00	10.00
5	0911	SCRN RM A	0 100	17	12	204.00	SF	17.50	17.50
6	0462	ST/AL FNC	0 100	275	4	1,100.00	SF	10.00	10.00
7	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00

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			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	3,808	113.0220	134.21	511,072	2016	2016	0	0
1 SNGL FAM - 100% - 2019 Heated Area: 3208 HX Base Yr 2019									

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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	495,740								
TOTAL MARKET OB/XF VALUE	26,348								
TOTAL LAND VALUE - MARKET	127,500								
TOTAL MARKET VALUE	649,588								
SOH/AGL Deduction	339,023								
ASSESSED VALUE	310,565								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	260,565								
TOTAL JUST VALUE	649,588								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	506,021								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902725	SCRNENCL	3,000	03/20/2019
B1530745	CO ISSUED	0	03/02/2016
B1530745	NEW CONSTR	407,633	07/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2632/625	4/18/2023	LE	U	I	11	100	
GRANTOR: CONWAY KEVIN & PAULA							
GRANTEE: CONWAY RYAN THOMAS							
2230/0382	10/09/2018	WD	Q	I	01	384,000	
GRANTOR: DEMOTT DANIEL K & ELI							
GRANTEE: CONWAY KEVIN E & PA							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2016] W17 FOP=[YR=2016] W16 S13 E16 N13\$ S13 W16 N13 W2 L3 U3 W8 L3 D3 W1 S67 E2 S1 E10 N1 E2 FOP=[YR=2016] E7 FGR=[YR=2016] E19 S2 E10 N22 W7 N1 W22 S21\$ N8 W7 S8\$ N8 E7 N13 E22 S1 E7 FGR=[YR=2016] E12 N26 W12 S26\$ N47\$ PTR= E40 FUS=[YR=2016] E17 S41 W13 STR=[YR=2016] S5 W15 N3 E11 N6 E4 S4\$ N4 W4 N37\$ W40\$.									