



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

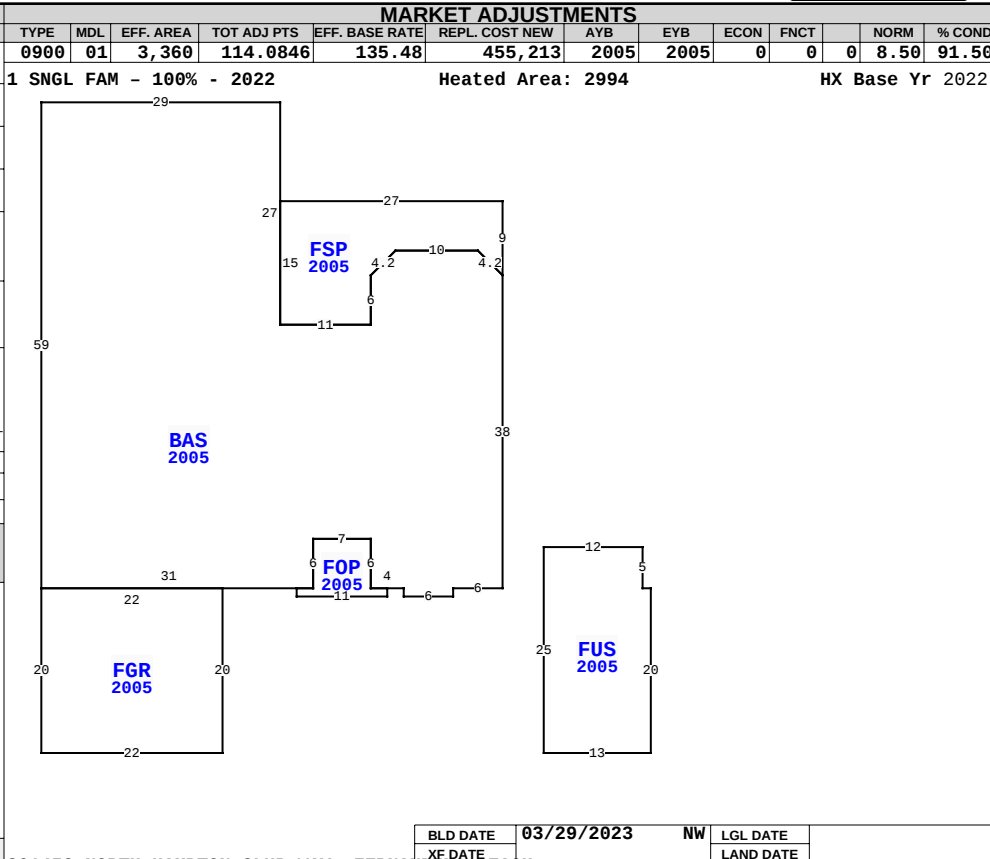
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,674	100	2,674	331,481
FGR	440	55	242	29,999
FOP	53	30	16	1,984
FSP	270	40	108	13,388
FUS	320	100	320	39,669
TOTALS	3,757		3,360	416,520

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0		1,633.00	SF 4.00	100	2005	2005	3	87	5,683	
3	0462	ST/AL FNC	0	100	0	0		1,468.00	SF 10.00	100	2012	2012	3	71	10,423	
4	0861	POOL GUNIT	0	100	0	0		435.00	SF 85.00	100	2015	2015	3	81	29,950	
5	0851	PATIO STON	0	100	11	11		121.00	SF 0.75	100	2015	2015	3	96	87	
6	0855	CONC PAVER	0	100	0	0		538.00	SF 10.00	100	2015	2015	3	96	5,165	
7	0911	SCRN RM A	0	100	0	0		938.00	SF 17.50	100	2015	2015	3	74	12,147	
8	1126	CB/STC 8"	0	100	11	2		22.00	SF 8.00	100	2015	2015	3	96	169	

LAND DESCRIPTION			TOTAL OB/XF 66,774													
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
1	000136	C	SFR INT	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 4			Tax Dist:	
BUILDING MARKET VALUE			416,520	
TOTAL MARKET OB/XF VALUE			66,774	
TOTAL LAND VALUE - MARKET			127,500	
TOTAL MARKET VALUE			610,794	
SOH/AGL Deduction			125,920	
ASSESSED VALUE			484,874	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			434,874	
TOTAL JUST VALUE			610,794	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			470,751	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530565	SCRN ROOM	21,063	06/01/2015
B1530314	SWIM POOL	30,000	04/01/2015
B13253	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2430/0849	2/02/2021	WD	Q	I	01
					SALE PRICE
					485,000
GRANTOR: BRYANT MICHAEL D & KI					
GRANTEE: LIPPMANN CRAIG O &					
2174/1711	2/01/2018	WD	Q	I	02
					395,000
GRANTOR: SIMENAUER LISA SCHERR					
GRANTEE: BRYANT MICHAEL D &					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FSP=[YR=2005] N9 W27 S15 E11 N6 U3 R3 E10 D3 R3 \$	
BAS=[YR=2005] U3 L3 W10 D3 L3 S6 W11 N27 W29 S59	
FGR=[YR=2005] S20 E22 N20 W22\$ E31 FOP=[YR=2005] S1 E11 N1 W2	
N6 W7 S6 W2\$ E2 N6 E7 S6 E4 S1 E6 N1 E6 N38\$ PTR=E5 S33	
FUS=[YR=2005] S25 E13N20 W1 N5 W12\$ N33 W5\$.	