

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	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,981	100	1,981	333,854
FGR	322	55	177	29,829
FGR	438	55	241	40,615
FOP	124	30	37	6,235
FSP	200	40	80	13,482
FUS	1,365	100	1,365	230,040

TOTALS	4,430		3,881	654,056
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EXTRA FEATURES	
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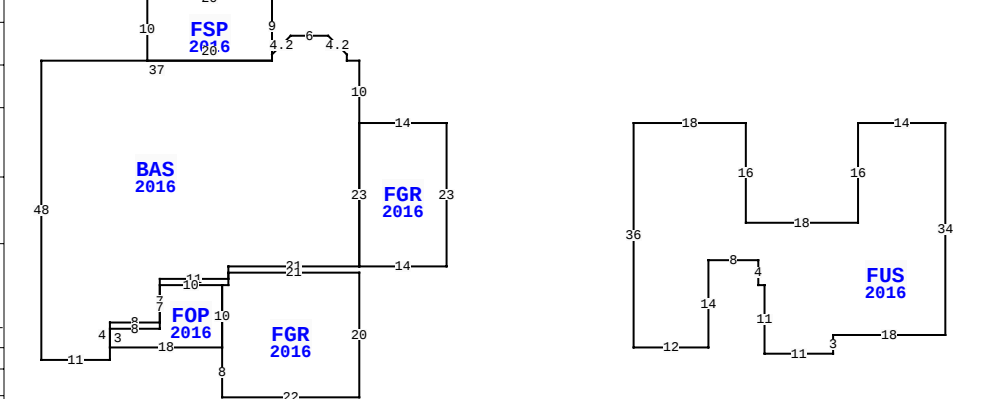
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,109.00	SF	5.20	5.20	100	2016	2016	3	97	5,594	
2	0911	SCRN RM A	0	100	0	0	523.00	SF	21.88	21.88	100	2021	2021	3	97	11,097	
3	0857	SANDSTONE	0	100	0	0	589.00	SF	16.00	16.00	100	2021	2021	3	100	9,424	

LAND DESCRIPTION			TOTAL OB/XF 26,115														
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
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.25	127,500.00	159,375.00	159,375

REVIEW DATE	08/05/2021	BY	NW	Total Acres:	0.00	Total Land Value:	159,375	Market:	0	Agricultural:	0	Common:	159,375	PRINTED 08/02/2023 BY SYS
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,881	121.9230	173.74	674,285	2016	2016	0	0	3.00	97.00

1 SFR CUST - 100% - 2021 Heated Area: 3346 HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		654,056	
TOTAL MARKET OB/XF VALUE		26,115	
TOTAL LAND VALUE - MARKET		159,375	
TOTAL MARKET VALUE		839,546	
SOH/AGL Deduction		480,523	
ASSESSED VALUE		359,023	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		309,023	
TOTAL JUST VALUE		839,546	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		588,011	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004383	ADDITION	19,080	04/09/2021
B1631982	CO ISSUED	0	10/18/2016
B1631982	NEW CONSTR	416,663	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2408/1809	11/12/2020	WD	Q	I	02	549,000
GRANTOR: LAND EDGAR LEE & ERIN						
GRANTEE: CHARETTE NATHAN & A						
1892/1780	12/04/2013	WD	Q	V	01	95,000
GRANTOR: DICKINSON GREGORY W						
GRANTEE: LAND EDGAR LEE & ER						

BUILDING NOTES	
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BUILDING DIMENSIONS	
FGR=[YR=2016] W14 BAS=[YR=2016] N10 W2 N1 U3 L3 W6 D3 L3	
FSP=[YR=2016] N9 W20 S10 E20 N1S S1 W37 S48 E11 N2	
FOP=[YR=2016] E18 FGR=[YR=2016] S8 E22 N20 W21 S2 W1 S10 \$	
N10 W10 S7 W8 S3 \$ N4 E8 N7 E11 N2 E21 N23 \$ S23 E14 N23 \$	
PTR= E30 FUS=[YR=2016] E18 S16 E18 N16 E14 S34 W18 S3 W11	
N11 W1 N4 W8 S14 W12 N36 \$ W30 \$.	