

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	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

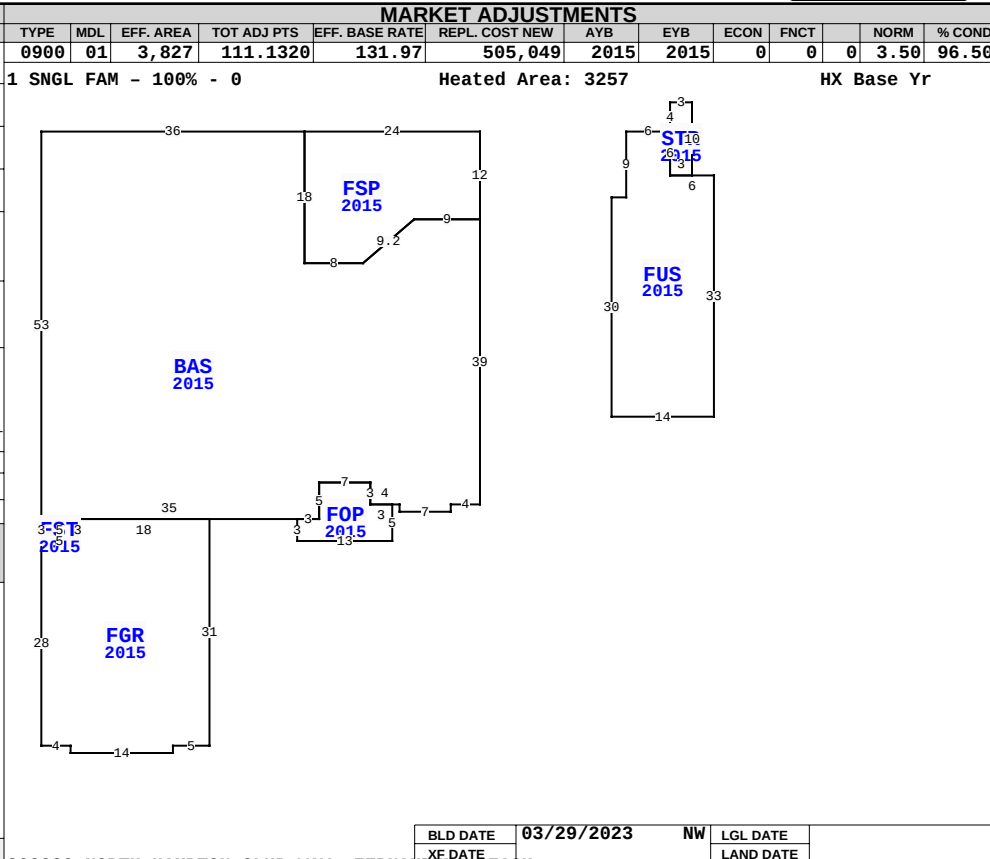
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,765	100	2,765	352,126
FGR	712	55	392	49,921
FOP	80	30	24	3,056
FSP	357	40	143	18,211
FST	15	55	8	1,019
FUS	492	100	492	62,656
STR	30	10	3	382

TOTALS	4,451		3,827	487,372
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0855	CONC PAVER	0	100	0	1,328.00	SF	10.00	10.00	100	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	



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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,827	111.1320	131.97	505,049	2015	2015	0	0	3.50	96.50

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		487,372
TOTAL MARKET OB/XF VALUE		14,689
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		629,561
SOH/AGL Deduction		228,371
ASSESSED VALUE		401,190
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		301,190
TOTAL JUST VALUE		629,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530138	CO ISSUED	0	10/02/2015
B1530138	NEW CONSTR	408,582	03/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2625/1768	3/17/2023	WD	Q	I	01
GRANTOR: HURST JAMES E & CHERY					737,500
GRANTEE: FOGWILL DEBBIE & HE					
1950/1471	12/05/2014	SW	Q	V	02
GRANTOR: DISBROW BUILDERS INC					55,900
GRANTEE: HURST JAMES E & CHE					

BUILDING NOTES											
BUILDING DIMENSIONS											
FSP=[YR=2015] W24 BAS=[YR=2015] W36 S53 FST=[YR=2015] S3 FGR=[YR=2015] S28 E4 S1 E14 N1 E5 N31 W18 S3 W5\$ E5 N3 W5\$ E35 FOP=[YR=2015] S3 E13 N5 W3 N3 W7 S5 W3\$ E3 N5 E7 S3 E4 S1 E7 N1 E4 N39 W9 L7 D6 W8 N18\$ S18 E8 R7 U6 E9 N12\$ PTR = E20 FUS=[YR=2015] E6 STR=[YR=2015] N4 E3 S10 W3 N6\$ S6 E6 S33 W14 N30 E2 N9\$ W20\$.											