



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,795	100	1,795	208,637
FGR	427	55	235	27,315
FOP	62	30	19	2,209
FOP	140	30	42	4,882
TOTALS	2,424		2,091	243,042

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	0	0	516.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	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	2,091	106.9719	127.03	265,620	2005	2005	0	0
1 SNGL FAM - 100% - 2021 Heated Area: 1795 HX Base Yr 2021									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	243,042								
TOTAL MARKET OB/XF VALUE	2,918								
TOTAL LAND VALUE - MARKET	127,500								
TOTAL MARKET VALUE	373,460								
SOH/AGL Deduction	129,870								
ASSESSED VALUE	243,590								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	193,590								
TOTAL JUST VALUE	373,460								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	300,444								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000460	REPAIR/RRF	20,154	01/07/2022
M09355	MECH OTHER	0	02/01/2005
E14167	ELEC OTHER	2,000	02/01/2005
P08911	OTHER	0	02/01/2005
B13912	ELEC OTHER	2,000	01/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2345/0546	3/06/2020	WD	Q	I	01	270,000			
GRANTOR:HARMON THOMAS & VIRGI									
GRANTEE:GILLIS JAMES H									
1343/0781	8/19/2005	WD	Q	I		241,200			
GRANTOR:MORRISON HOMES INC									
GRANTEE:HARMON THOMAS & VIR									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W19 FOP=[YR=2005] W20 S7 E20 N7\$ S7 W20 S43 E2 S2 E2 S2 E6 N2 E2 FOP=[YR=2005] S4 E7 FGR=[YR=2005] S14 E20 N21 W13 N1 W7 S8\$ N10 W5 S4 W2 S2\$ N2 E2 N4 E5 S2 E7 S1 E13 N49\$.									