

BUILDING CHARACTERISTICS

ELEMENT	CD										
Exterior Wall	20 FACE BRICK 100										
Roof Structure	03 GABLE/HIP 100										
Roof Cover	03 COMP SHNGL 100										
Interior Wall	05 DRYWALL 100										
Interior Floor	14 CARPET 90										
Interior Floor	08 SHT VINYL 10										
Air Condition	03 CENTRAL 100										
Heating Type	04 AIR DUCTED 100										
Bedrooms	4 100										
Bathrooms	3 100										
Frame	02 WOOD FRAME 100										
Stories	1. 1. 100										
Units	0 100										
Occupancy	00 NONE 100										
Quality	01 Quality Level 01										
DOR CODE	0100 SINGLE FAMILY										
MAP NUM	MKT AREA 09										
NEIGHBORHOOD/LOC	9001.00										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	2,116	100	2,116	188,933							
FEP	299	80	239	21,340							
FOP	189	30	57	5,089							
TOTALS	2,604		2,412	215,362							
EXTRA FEATURES											
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	0812	CONCRETE C	0 100 0 0	3,908.00 SF	4.00	100	1986	1986	3 52	8,129	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,412	97.0200	115.21	277,887	1992	1992	0	0	22.50	77.50
1 SNGL FAM - 100% - 0					Heated Area: 2116			HX Base Yr			
Diagram labels: BAS 1993, FEP 1993, FOP 1993.											

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE	215,362
TOTAL MARKET OB/XF VALUE	8,129
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	283,491
SOH/AGL Deduction	140,969
ASSESSED VALUE	142,522
TOTAL EXEMPTION VALUE	HX HB WR 55,000
BASE TAXABLE VALUE	87,522
TOTAL JUST VALUE	283,491
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,939

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/1699	12/01/2020	QC	U	I	11	100

GRANTOR: NOBLES CARLTON A

GRANTEE: NOBLES CARLTON A &

0535/0689	1/25/1988	WD	U	V	01	100
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GRANTOR: NOBLES CARLTON A

GRANTEE: NOBLES CARLTON A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FEP=[YR=1993] N23 W13 S23 E13\$ W13 N23 W20 S56 E20 FOP=[YR=1993] S3 E21 N9 W21 S6\$ N6 E21 S6 E13 N33\$.

LAND DESCRIPTION

TOTAL OB/XF

8,129

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 04/13/2020 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS