

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 80

Exterior Wall21STONE 20

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5001.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,7201001,720218,229

FGR5485530138,190

FOP9030273,425

FOP24030729,135

STP14101127

TOTALS2,6122,121269,106

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000522.00SF6.506.50100201920193993,359

20810CONCRETE A010000736.00SF6.506.50100201920193994,736

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000.000.001.40AC1.001.001.0035,000.0035,000.0049,000

REVIEW DATE08/21/2020BYKBPTotal Acres: 1.40Total Land Value: 49,000Market: 0Agricultural: 0Common: 49,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0900012,121108.5840128.94273,482201820182018001.6098.40

1 SNGL FAM - 100% - 2019Heated Area: 1720HX Base Yr 2019

Diagram showing lots BAS 2018, FGR 2018, FOP 2018, STP 2018, and FOP 2018.

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

TOTAL OB/XF8,095

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE294,584

TOTAL MARKET OB/XF VALUE8,095

TOTAL LAND VALUE - MARKET49,000

TOTAL MARKET VALUE351,679

SOH/AGL Deduction127,567

ASSESSED VALUE224,112

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE174,112

TOTAL JUST VALUE351,679

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE262,660

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2186/17253/26/2018WDUUV11100

GRANTOR:LOYD FRANKLIN E SR &

GRANTEE:LOYD FRANKLIN E III

2186/17223/26/2018WDUUV11100

GRANTOR:GEIGER GERNIE & HARRI

GRANTEE:LOYD FRANKLIN E SR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W24 S10 E24 N10\$ S10 W49 S20
FGR=[YR=2018] S20 E24 N24 W17 S4 W7\$ E7 N4 E17 S15 E6
FOP=[YR=2018] S5 E1 STP=[YR=2018] S2 E7 N2 W7\$ E17 N5 W18\$
E32 N41\$.

