

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	.2	.2	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
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
BAS	862	100	862
BAS	320	100	320
DCK	250	10	25
FGR	900	55	495
FOP	192	30	58
FST	49	55	27
FUS	862	100	862
UOP	320	20	64
TOTALS	3,755		2,713

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,713	100.2288	119.02	322,901	1997	1999	0	0	11.25	88.75
1 SNGL FAM - 100% - 2017 Heated Area: 2044 HX Base Yr 2017											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0810	CONCRETE A	0	100	90	3	270.00	SF	6.50	100	1997
4	0810	CONCRETE A	0	100	31	7	217.00	SF	4.88	100	1997
5	0811	CONCRETE B	0	100	0	0	1,007.00	SF	5.20	100	2008
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	4.97	AC	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		286,575	
TOTAL MARKET OB/XF VALUE		10,077	
TOTAL LAND VALUE - MARKET		124,250	
TOTAL MARKET VALUE		420,902	
SOH/AGL Deduction		192,416	
ASSESSED VALUE		228,486	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		178,486	
TOTAL JUST VALUE		420,902	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,199	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12106	REPAIR/RRF	500	09/01/2009
B22838	DEMOLITION	500	09/01/2009
B21615	REMODEL	87,500	07/01/2008
R034873	REPAIR/RRF	167	01/03/2003
B97	NEW CONSTR	59,759	10/01/1997
B96-2513	NEW CONSTR	59,759	02/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/0159	7/25/2016	WD	Q	I	01	289,500

BUILDING NOTES						
GRANTOR: HARRIS ARNOLD T JR & GRANTEE: MUHLBAUER TAMI F & 1289/1002 1/20/2005 WD U I 01 81,800 GRANTOR: REED SHARON LEAH GRANTEE: HARRIS ARNOLD T JR						

BUILDING DIMENSIONS						
FGR=[YR=2008] W30 FST=[YR=2008] W7 BAS=[YR=2008] N20 W16 S4 UOP=[YR=2013] W20 S3 DCK=[YR=2008] W3 L3 D3 S33 E4 FOP=[YR=1997] S9 E20 N6 BAS=[YR=1997] E3 D3 R3 E7 R3 U3 E2 N26 W32 S26 E14\$ W14 N12 W6 S9\$ N9 E6 N14 W4 N13\$ S13 E20 N16\$ S16 E16\$ S7 E7 N7\$ S30 E30 N30\$ PTR=N20 FUS=[YR=1997] N26 E32 S26 W2 D3 L3 W7 L3 U3 W17\$ S20\$.						