

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION05AVERAGE 10009000013,66289,1000Heated Area: 3200HX Base Yr 2022Roof Structur03GABLE/HIP 1001SNGL FAM - 100% - 2022Roof Cover12MODULAR MT 100Interior Wall02WALL BD added WD 100Interior Floop14CARPET 80Interior Floop08SHT VINYL 20Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100Bedrooms2100Bathrooms2100Frame02WOOD FRAME 100StoriesUnitsOccupancy1.11000100NONE 100Quality05Quality Level 05DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA09NEIGHBORHOOD/LOC9003.00AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREAMARKET VALUEBAS1,0201001,02090,118BAS96010096084,818BAS24100242,120BAS15010015013,253BAS15010015013,253BAS89610089679,163FOP7003021018,554FOP8403025222,264TOTALS4,7403,662323,542EXTRA FEATURESBLDDATEXFDATEINC DATELGL DATELAND DATEAG DATE06/13/2023MLU

MARKET ADJUSTMENTS

TOTAL OB/XF25,024

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDR MARKET VALUE323,542TOTAL MARKET OB/XF VALUE25,024TOTAL LAND VALUE - MARKET125,140TOTAL MARKET VALUE431,760SOH/AGL Deduction138,838ASSESSED VALUE292,922TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE242,922TOTAL JUST VALUE473,706NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE283,425SALES DATAOFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSD CD SALE PRICE2494/12568/31/2021WDQ I O5490,000GRANTOR: VILLAREAL ANTHONY D & GRANTEE: GIFFORD ANDREW D & 0911/010712/13/1999WD Q I I66,400GRANTOR: SPANN GARY H & ELIZAB GRANTEE: VILLAREAL ANTHONY DBUILDING NOTESBUILDING DIMENSIONS BAS=[YR=2000] W40 BAS=[YR=1993] W8 BAS=[YR=2009] N3 W8 BAS=[YR=2009] N29 FOP=[YR=2009] N10 W38 S42 FOP=[YR=2019] S40 E54 N10 BAS=[YR=2009] N15 W10 S15 E10\$ W19 BAS=[YR=2009] N6 W25 S6 E25\$ W25 N30 W10\$ E10 N32 E28\$ W28 S32 E28 N3\$ S3 E8\$ W36 S24 E25 S6 E9 N15 E10 N15\$ S24 E40 N24\$.REVIEW DATE08/06/2021BY TWA Total Acres: 5.00Total Land Value: 83,194Market: 42,940Agricultural: 994Common: 82,200PRINTED 08/02/2023 BY SYS