



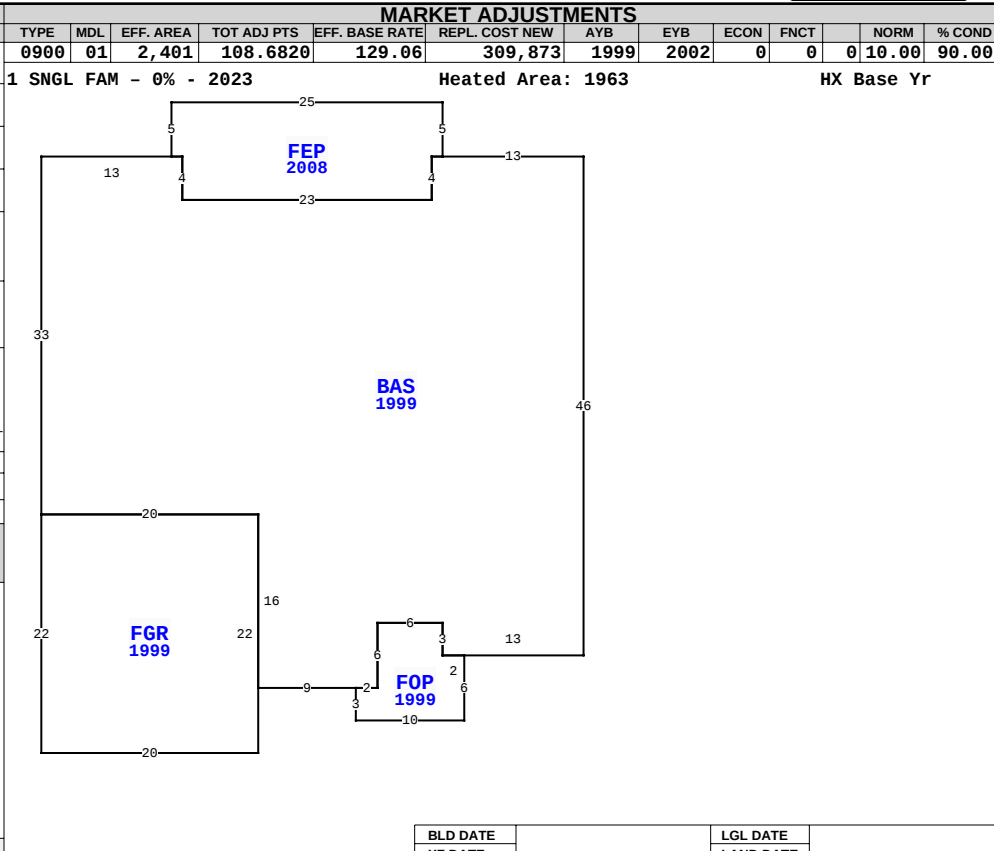
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100	1,963	228,011
FEP	217	80	174	20,210
FGR	440	55	242	28,110
FOP	72	30	22	2,555
TOTALS	2,692		2,401	278,886

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999
2	0810	CONCRETE A	0	0	40	16	640.00	SF	6.50	6.50	100	1999	1999
3	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	1999	1999
4	0462	ST/AL FNC	0	0	0	0	360.00	SF	10.00	10.00	100	2000	2000
5	0861	POOL GUNIT	0	0	0	0	308.00	SF	85.00	85.00	100	2014	2014
6	0911	SCRN RM A	0	0	0	0	1,014.00	SF	17.50	17.50	100	2014	2014
7	0855	CONC PAVER	0	0	0	0	616.00	SF	10.00	10.00	100	2014	2014

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00



TOTAL OB/XF													
46,288													

TOTAL OB/XF													
46,288													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
4			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		278,886	
TOTAL MARKET OB/XF VALUE		46,288	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		390,174	
SOH/AGL Deduction		0	
ASSESSED VALUE		390,174	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		390,174	
TOTAL JUST VALUE		390,174	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		306,393	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706026	REPAIR/RRF	0	09/01/2017
B1428828	NEW CONSTR	25,000	05/01/2014
B21864	REMODEL	9,340	09/01/2008
996273	NEW CONSTR	136,000	07/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2590/0294	9/09/2022	WD	Q	I	01	485,000	
GRANTOR: OVA KELLY & NICHOLAS							
GRANTEE: DONVARSKY MICHAEL K							
2496/0317	9/13/2021	WD	Q	I	01	417,500	
GRANTOR: MOELLER GEORGE A JR &							
GRANTEE: OVA KELLY & NICHOLA							

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=1999] W13 FEP=[YR=2008] N5 W25 S5 E1 S4 E23 N4 E1\$ W1 S4 W23 N4 W13 S33 FGR=[YR=1999] S22 E20 N22 W20\$ E20 S16 E9 FOP=[YR=1999] S3 E10 N6 W2 N3 W6 S6 W2\$ E2 N6 E6 S3 E13 N46\$.													