



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 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	4 100
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	1,614	100	1,614	193,612
FGR	400	55	220	26,391
FOP	56	30	17	2,039
FSP	96	40	38	4,558
USP	80	30	24	2,879
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TOTALS	2,326	1,937	232,358
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	624.00	SF	5.20	5.20	
3	0861	POOL GUNIT	0	0	0	0	276.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	0	0	0	372.00	SF	10.00	10.00	
5	0462	ST/AL FNC	0	0	0	0	432.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,937	111.6220	132.55	256,749	2003	2003	0	0	9.50	90.50
1 SNGL FAM - 0% - 0						Heated Area: 1614			HX Base Yr		
The floor plan diagram illustrates the layout of a single-family home. It includes several rooms and a central hall. The rooms are labeled with their names and the year they were built: USP 2010 (10x10), FSP 2010 (12x10), USP 2010 (10x10), BAS 2003 (34x38), FGR 2003 (20x20), and FOP 2003 (5x8). The overall footprint is 42x38. The diagram also shows the placement of doors and windows, as well as the location of the front entrance (FOP) and the front porch (FGR).											
BLD DATE						LGL DATE			06/22/2023		
XF DATE						LAND DATE			MLU		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		232,358	
TOTAL MARKET OB/XF VALUE		30,175	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		327,533	
SOH/AGL Deduction		61,265	
ASSESSED VALUE		266,268	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		266,268	
TOTAL JUST VALUE		327,533	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		265,541	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104875	ROOF	15,589	04/20/2021
B1327697	SWIM POOL	24,500	09/01/2013
B24159	ADDITION	4,639	11/01/2010
P0363821	NEW CONSTR	120,440	06/02/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2269/0746	4/05/2019	WD	Q	I	01	270,000
GRANTOR: GRIFFIN BILLY GEORGE						
GRANTEE: FIORINI DANIEL PETE						
1905/0218	3/04/2014	QC	U	I	11	100
GRANTOR: GRIFFIN BILLY GEORGE						
GRANTEE: GRIFFIN BILLY GEORG						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W3USP=[YR=2010] N8 W10 FSP=[YR=2010] W12USP=[YR=2010] W10 S8 E10 N8 \$ S8 E12N8\$S8 E10\$ W42 S34 FGR=[YR=2003] S20 E20 N20 W20\$ E20 S4 E6 FOP=[YR=2003] S5 E8 N5 W2 N4 W4 S4 W2\$ E2 N4 E4S4 E13 N38\$.											