

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall Roof Structur0203FACE BRICK 100 GABLE/HIP 100

Roof Cover0305COMP SHNGL 100 DRYWALL 100

Interior Floo14CARPET 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame023 100
2 100
WOOD FRAME 100

Stories Units1.1. 100
0 100

BUD8 Adjustme06DIST 1D 100

Occupancy00NONE 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,8931001,893156,533

FGR4505524820,507

FOP12304330

FOP403012992

FOP12530383,143

USP21030635,210

TOTALS2,7302,258186,716

MARKET ADJUSTMENTS

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

0900012,25895.2560113.12255,425197419840026.9073.10

1 SNGL FAM - 0% - 0Heated Area: 1893HX Base Yr

Diagram showing lot boundaries and area calculations:

Diagram labels include: USP 2013, FGR 1993, FOP 1993, BAS 1993.

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE186,716

TOTAL MARKET OB/XF VALUE8,177

TOTAL LAND VALUE - MARKET77,400

TOTAL MARKET VALUE272,293

SOH/AGL Deduction42,349

ASSESSED VALUE229,944

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE229,944

TOTAL JUST VALUE272,293

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE221,044

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / RSNSALE PRICE

0303/039411/01/1979WDU I70,700

GRANTOR:

GRANTEE:

0174/02791/01/1974WDQUV5,200

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N14 FGR=[YR=1993] N18 W25 S18 USP=[YR=2013] W21 S10 FOP=[YR=1993] S5 E25 N5 FOP=[YR=1993] N10 W4 S10 E4\$ W25\$ E21 N10\$ E25\$ W21 S15 W25 N5 W10 S20 E12 S11 E24 FOP=[YR=1993] E6 N2 W6S2\$ N2E6 S2 E22 N27\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100198019803491,715

20811CONCRETE B0000644.00SF5.205.20100198019803351,172

30812CONCRETE C00001,344.00SF4.004.00100198019803351,882

40940SHEDS/PORT0000568.00SF30.0030.00100198019803203,408

TOTALS

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT D TDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES00006OR0.000.002.58AC1.001.001.0030,000.0030,000.0077,400

REVIEW DATE08/05/2021BYTWA

Total Acres: 2.58Total Land Value: 77,400Market: 0Agricultural: 0Common: 77,400PRINTED 08/02/2023 BY SYS