



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1,658	135,598
FOP	10	30	3	246
UGR	441	45	198	16,193
UST	189	45	85	6,952
TOTALS	2,298		1,944	158,989

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0810	CONCRETE A	0 100	0	0	480.00	SF	6.50	6.50	100	1999

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC	
2	006000	A	PAST1/HAY	0			0.00	0.00	2.00	AC	
3	009910	M	MKT. VAL. AG	0			0.00	0.00	2.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,944	123.9700	111.88	217,495	1979	1984	0	0	26.90	73.10
1 SINGLE FAM - 100% - 0 Heated Area: 1658 HX Base Yr											
BLD DATE: 06/13/2023 MLU											
XF DATE: 06/13/2023 MLU											
INC DATE: 06/13/2023 MLU											

TOTAL OB/XF											
4,180											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		158,989	
TOTAL MARKET OB/XF VALUE		4,180	
TOTAL LAND VALUE - MARKET		66,000	
TOTAL MARKET VALUE		194,049	
SOH/AGL Deduction		90,901	
ASSESSED VALUE		103,148	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		53,148	
TOTAL JUST VALUE		229,169	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		150,207	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2111/0408	3/31/2016	QC U	I	11	
GRANTOR: CONNER CHERIE M					
GRANTEE: CONNER DONALD RAY					
0783/0096	1/23/1997	WD U	I	01	
GRANTOR: CONNER DONALD RAY					
GRANTEE: CONNER DONALD & CHE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W42 N4 W12 S4 UST=[YR=1993] W21 S9 UGR=[YR=1993] S21 E21 N21 W21 \$ E21 N9 \$ S30 E23 FOP=[YR=1993] E5 N2 W5 S2 \$N2 E5 S2 E26 N30 \$.											