



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4144.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	1,724	171,031
FGR	400	55	220	21,826
FOP	54	30	16	1,588
PTO	70	5	4	397
TOTALS	2,248		1,964	194,840

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	619.00	SF	5.20	5.20	100	2017

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	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,964	112.1610	101.23	198,816	2017	2017	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2018											
Heated Area: 1724											
HX Base Yr 2018											

TOTAL OB/XF											
3,122											

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3,122											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
194,840											
TOTAL MARKET OB/XF VALUE											
3,122											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
272,962											
SOH/AGL Deduction											
151,092											
ASSESSED VALUE											
121,870											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
71,870											
TOTAL JUST VALUE											
272,962											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
237,465											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706189	1 DOOR	0	10/01/2017
17004798	CO ISSUED	0	05/31/2017
B1701095	NEW CONSTR	214,327	02/13/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2292/0450	7/22/2019	QC	U	I	11	100	
GRANTOR: FARRAR GARY							
GRANTEE: AMY O'BRIANT							
2125/0878	6/08/2017	SW	Q	I	02	174,500	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: FARRAR GARY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W23 PTO=[YR=2017] N7 W10 S7 E10\$ W15 S57 E12											
FOP=[YR=2017] S2 E6 N2 FGR=[YR=2017] E20 N20 W20 S20\$ N7 W6											
S7\$ N7 E6 N13 E20 N37\$.											