



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

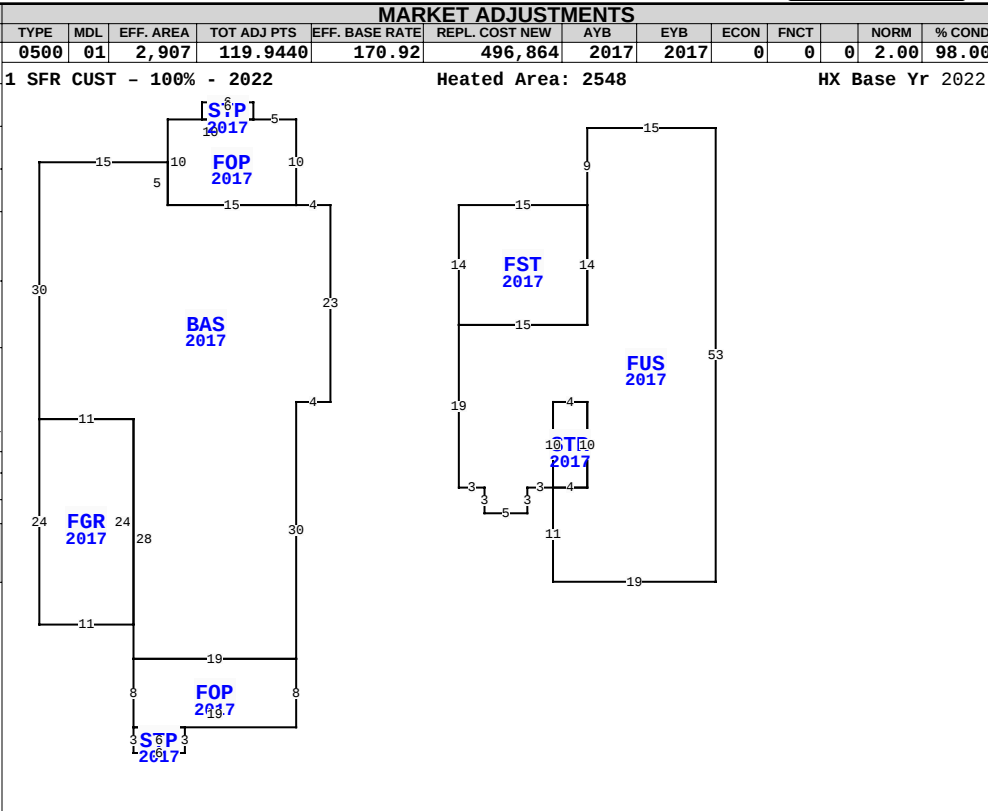
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2104.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100	1,449	242,710
FGR	264	55	145	24,287
FOP	150	30	45	7,537
FOP	152	30	46	7,705
FST	210	55	116	19,430
FUS	1,099	100	1,099	184,084
STP	12	10	1	168
STP	18	10	2	335
STR	40	10	4	670
TOTALS	3,394		2,907	486,927

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI
2	0855	CONC PAVER
3	0855	CONC PAVER

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0		234.00	7.00	100	2017	2017	3	97	1,589	
3	0855	CONC PAVER	0	100	0	0		24.00	7.00	100	2017	2017	3	97	163	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF																3,712
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00

TOTAL OB/XF																3,712
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										486,927	
TOTAL MARKET OB/XF VALUE										3,712	
TOTAL LAND VALUE - MARKET										200,000	
TOTAL MARKET VALUE										690,639	
SOH/AGL Deduction										80,574	
ASSESSED VALUE										610,065	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										560,065	
TOTAL JUST VALUE										690,639	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										594,426	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162028	CO ISSUED	0	11/28/2017
20162028	NEW CONSTR	294,967	07/27/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2437/1919	3/01/2021	WD	Q	I	02	690,000	
GRANTOR: MYNATT DWIGHT E & PAM							
GRANTEE: GLEDHILL JOHN WEBBE							
2165/0603	12/18/2017	SW	Q	I	01	469,600	
GRANTOR: D & H HOMES LLC							
GRANTEE: MYNATT DWIGHT E & P							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W4 FOP=[YR=2017] N10 W5 STP=[YR=2017] N2 W6 S2 E6\$ W10 S10 E15\$ W15 N5 W15 S30 FGR=[YR=2017] S24 E11 N24 W11\$ E11 S28 FOP=[YR=2017] S8 STP=[YR=2017] S3 E6 N3 W6 \$ E19 N8 W19\$ E19 N30 E4 N23\$ PTR=E15 FST=[YR=2017] E15 FUS=[YR=2017] N9 E15 S53 W19 N11 STR=[YR=2017] N10 E4 S10 W4\$ E4 N10 W4 S10 W3 S3 W5 N3 W3 N19 E15 N14\$ S14 W15 N14 \$ W15\$.									