



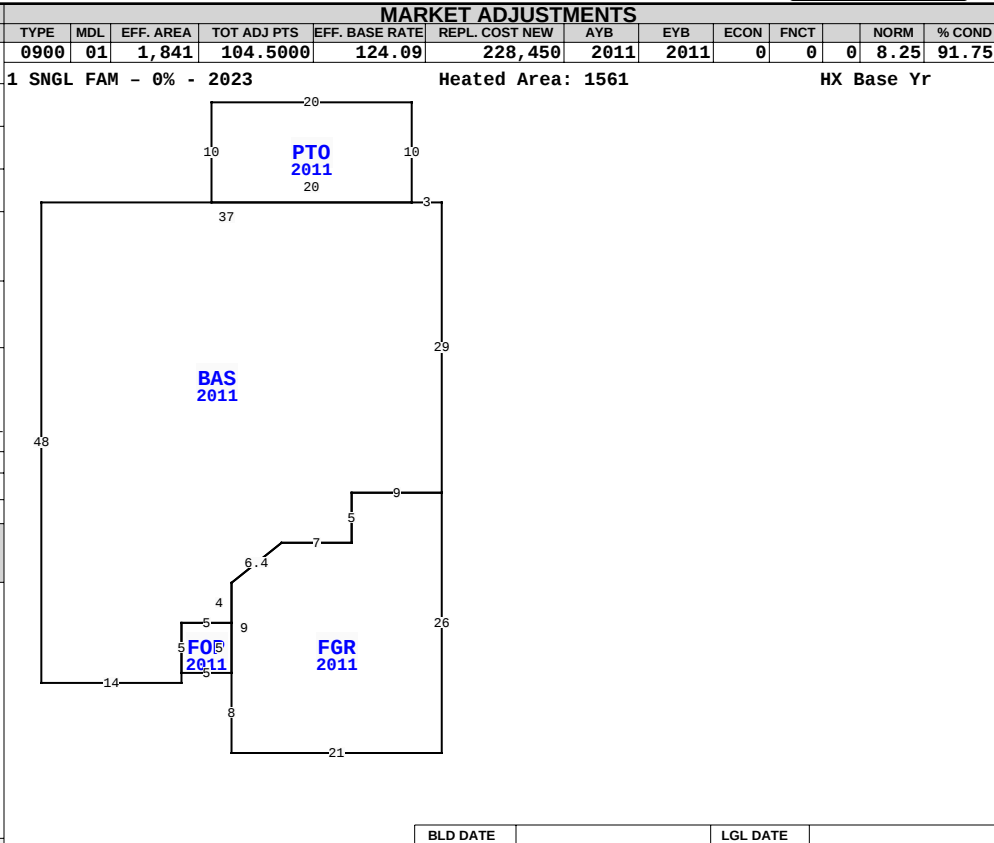
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,561	100	1,561	177,723
FGR	476	55	262	29,830
FOP	25	30	8	911
PTO	200	5	10	1,139
TOTALS	2,262		1,841	209,603

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	0	0	0	563.00	SF	6.50	6.50	100	2011	2011	3

LAND DESCRIPTION														
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
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00



TOTAL OB/XF														
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1	0810	CONCRETE A	0	0	0	0	563.00	SF	6.50	6.50	100	2011	2011	3

TOTAL OB/XF														
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1	0810	CONCRETE A	0	0	0	0	563.00	SF	6.50	6.50	100	2011	2011	3

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														PAGE 1 of 1
VALUATION BY	STANDARD													
Tax Group: 1	Tax Dist:													
BUILDING MARKET VALUE	209,603													
TOTAL MARKET OB/XF VALUE	3,403													
TOTAL LAND VALUE - MARKET	40,000													
TOTAL MARKET VALUE	253,006													
SOH/AGL Deduction	0													
ASSESSED VALUE	253,006													
TOTAL EXEMPTION VALUE	0													
BASE TAXABLE VALUE	253,006													
TOTAL JUST VALUE	253,006													
NCON VALUE	0													
INCOME VALUE														
PREVIOUS YEAR MKT VALUE	210,044													

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2539/1668	2/11/2022	WD	U	I	37	18,000	
GRANTOR: CHRISTOPHER THOMAS B							
GRANTEE: ARTHUR NICHOLAS E							
1736/0077	4/18/2011	WD	Q	I	02	146,400	
GRANTOR: BRANCH CREEK LLC							
GRANTEE: CHRISTOPHER THOMAS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2011] W3 PTO=[YR=2011] N10 W20 S10 E20\$ W37 S48 E14 N1 FOP=[YR=2011] E5 FGR=[YR=2011] S8 E21 N26 W9 S5 W7 D4 L5 S9\$ N5 W5 S5\$ N5 E5 N4 U4 R5 E7 N5 E9 N29\$.									