



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20
Exterior Wall	30
Roof Structure	03
Roof Cover	03
Interior Wall	05
Interior Floor	11
Interior Floor	14
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2.5
Frame	02
Stories	1.
Units	0
Occupancy	00

Quality	05
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,437	100	2,437	284,336
FCP	436	25	109	12,717
FOP	20	30	6	700
FOP	115	30	34	3,967
SFB	647	80	518	60,437
UDG	780	55	429	50,053

TOTALS	4,435		3,533	412,211
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L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	3,543.00	SF	4.00	4.00	100	2006	2006	3	88	12,471	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2007	2007	3	52	19,890	
4	0855	CONC PAVER	0	100	0	0	666.00	SF	10.00	10.00	100	2007	2007	3	89	5,927	
5	0680	POLE SHED	0	100	10	10	100.00	SF	10.00	10.00	100	2007	2007	3	52	520	
6	0810	CONCRETE A	0	100	0	0	467.00	SF	6.50	6.50	100	2013	2013	3	95	2,884	
7	0861	POOL GUNIT	0	100	0	0	96.00	SF	85.00	85.00	100	2016	2016	3	84	6,854	
8	0855	CONC PAVER	0	100	0	0	325.00	SF	10.00	10.00	100	2016	2016	3	97	3,153	
9	1129	STONE 8"	0	100	0	12	72.00	SF	15.75	15.75	100	2016	2016	3	99	1,123	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	35	700	

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,533	111.0780	131.91	466,038	2006	2006	0	0	0	11.55
1 SNGL FAM - 100% - 2011											
Heated Area: 2955											
HX Base Yr 2011											
SFB 2011											
UDG 2006											
FOP 2006											
BAS 2006											

EXTRA FEATURES											
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	100	0	0	3,543.00	SF	4.00	4.00	100
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100
4	0855	CONC PAVER	0	100	0	0	666.00	SF	10.00	10.00	100
5	0680	POLE SHED	0	100	10	10	100.00	SF	10.00	10.00	100
6	0810	CONCRETE A	0	100	0	0	467.00	SF	6.50	6.50	100
7	0861	POOL GUNIT	0	100	0	0	96.00	SF	85.00	85.00	100
8	0855	CONC PAVER	0	100	0	0	325.00	SF	10.00	10.00	100
9	1129	STONE 8"	0	100	0	12	72.00	SF	15.75	15.75	100
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100

TOTAL OB/IF											
55,342											
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		RS-1	0.00	0.00	1.69	AC	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			412,211
TOTAL MARKET OB/IF VALUE			55,342
TOTAL LAND VALUE - MARKET			152,100
TOTAL MARKET VALUE			619,653
SOH/AGL Deduction			348,018
ASSESSED VALUE			271,635
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			221,635
TOTAL JUST VALUE			619,653
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			448,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631817	JACUZZI	19,215	02/01/2016
B1327021	CC DRVWY	0	03/01/2013
B24275	REMODEL	5,628	01/01/2011
B19544	SWIM POOL	28,000	03/01/2007
B17252	GARAGE	25,740	12/01/2006
E18021	ELEC OTHER	400	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2044/0460	5/06/2016	WD U	I	11	
GRANTOR: CLEM DAVID H & JEAN F					
GRANTEE: CLEM DAVID H & JEAN					
1673/1449	4/23/2010	WD Q	I	01	
GRANTOR: PROCTOR RALPH M & JUD					
GRANTEE: CLEM DAVID H & JEAN					

BUILDING NOTES	
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BUILDING DIMENSIONS	
SFB=[YR=2011] W37 S11 BAS=[YR=2006] S15 FOP=[YR=2006] W17 S7 E14 U3 R3 N4\$ S4 D3 L3 W14 N12 W16 S52 E10 S2 E4 S2 E14 N6 FOP=[YR=2006] E5 N4 W5 S4\$ N4 E5 S3 E14 N27 FCP=[YR=2006] E23 N20 W20 S8 W3 S12 \$ N12 E3 N20 W17\$ E17 S12 E20 N23\$ PTR=E15 UDG=[YR=2006] E30 S26 W30 N26\$ W15\$.	