



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

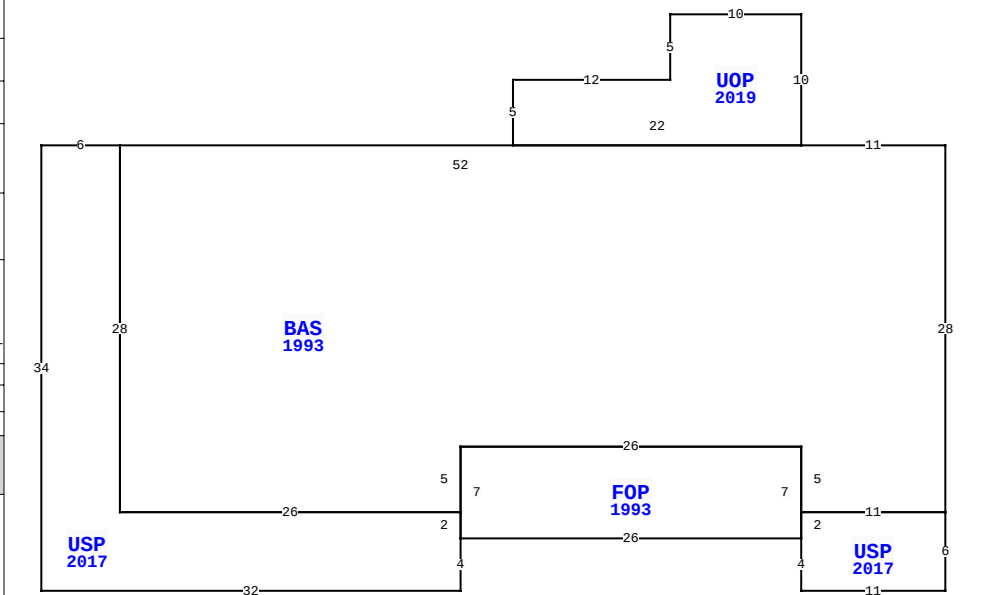
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,634	100	1,634	143,575
FOP	182	30	55	4,833
UOP	160	20	32	2,811
USP	66	30	20	1,758
USP	360	30	108	9,490

TOTALS	2,402		1,849	162,466
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0810	CONCRETE A	0 100	0	0	195.00	SF	6.50	6.50
5	1242	WD DECK A	0 100	21	23	483.00	SF	10.00	10.00
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,849	116.6000	105.23	194,570	1978	1985	0	0	0	16.50	83.50
1 SINGLE FAM - 100% - 2000 Heated Area: 1634 HX Base Yr 2000												



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540	
3	0810	CONCRETE A	0 100	0	0	195.00	SF	6.50	6.50	100	1978	1978	3	30	380	
5	1242	WD DECK A	0 100	21	23	483.00	SF	10.00	10.00	100	1989	1989	3	20	966	
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	

TOTAL OB/XF										5,196						
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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	75,000.00	75,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4 Tax Dist:		
BUILDING MARKET VALUE										202,046		
TOTAL MARKET OB/XF VALUE										5,196		
TOTAL LAND VALUE - MARKET										150,000		
TOTAL MARKET VALUE										357,242		
SOH/AGL Deduction										181,890		
ASSESSED VALUE										175,352		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										125,352		
TOTAL JUST VALUE										357,242		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										276,697		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1805739	REPAIR/RRF	15,200	06/06/2018
2497	H/AC	0	03/25/1988
4770	REMODEL	3,000	02/25/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0923/1428	3/10/2000	WD	U	I	01	91,900	
GRANTOR: POPE CHARLES D & JAN							
GRANTEE: SPAULDING TERRY G &							
0835/1492	6/02/1998	WD	Q	I		95,000	
GRANTOR: SPAULDING TERRY & PAT							
GRANTEE: POPE CHARLES & JAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 UOP=[YR=2019] N10 W10 S5 W12 S5 E22\$ W52 USP=[YR=2017] W6 S34 E32 N4 FOP=[YR=1993] E26 USP=[YR=2017] S4 E11 N6 W11 S2\$ N7 W26 S7 \$ N2 W26 N28\$ S28 E26 N5 E26 S5 E11 N28\$.									

[illegible]