



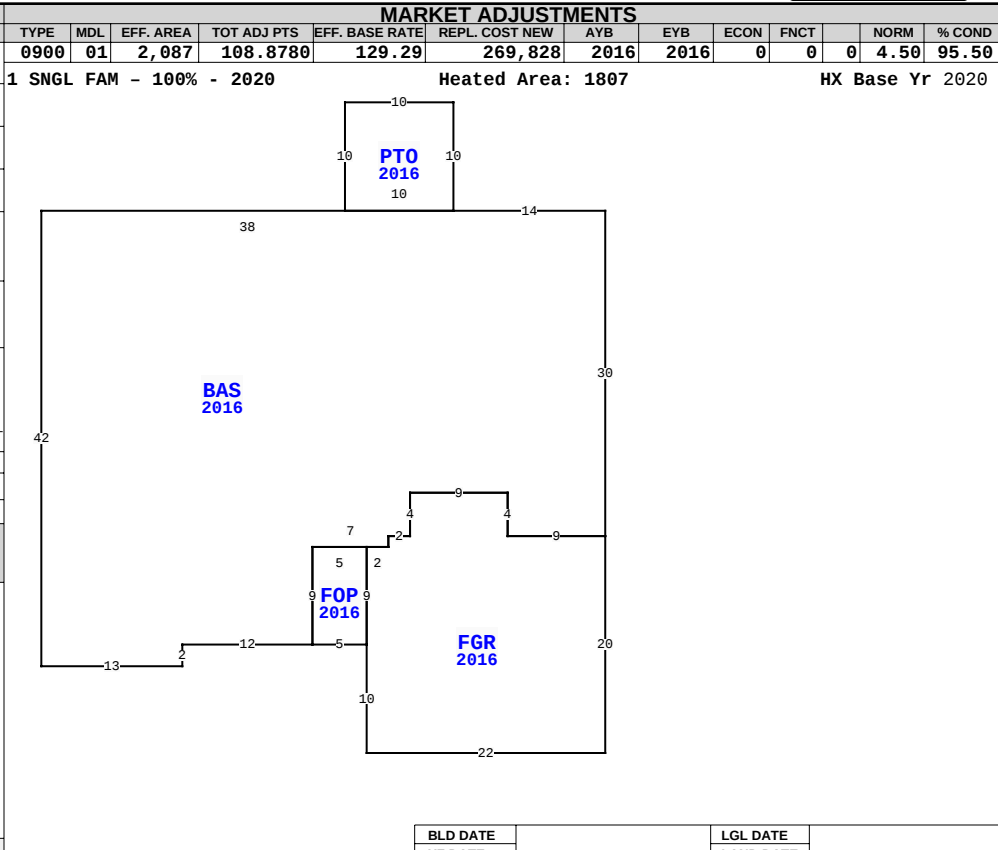
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,807	100	1,807	223,114
FGR	474	55	261	32,226
FOP	45	30	14	1,729
PTO	100	5	5	617
TOTALS	2,426		2,087	257,686

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	0811	CONCRETE B	0 100	0	0	1,856.00	SF	5.20	5.20	100	2016	2016	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
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00



TOTAL OB/XF													
9,362													

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9,362													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE													
257,686													
TOTAL MARKET OB/XF VALUE													
9,362													
TOTAL LAND VALUE - MARKET													
50,000													
TOTAL MARKET VALUE													
317,048													
SOH/AGL Deduction													
89,854													
ASSESSED VALUE													
227,194													
TOTAL EXEMPTION VALUE													
HX HB 50,000													
BASE TAXABLE VALUE													
177,194													
TOTAL JUST VALUE													
317,048													
NCON VALUE													
0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													
271,471													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531580	CO ISSUED	0	09/27/2016
B1531580	NEW CONSTR	0	11/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2322/0590	12/03/2019	WD	Q	I	01	275,000	
GRANTOR:HYGEMA ETHAN L & TALL							
GRANTEE:WRICE RONALD							
2081/0300	10/28/2016	WD	Q	I	01	223,000	
GRANTOR:FRANKLIN BRENTON M							
GRANTEE:HYGEMA ETHAN L & TA							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2016] W14 PT0=[YR=2016] N10 W10 S10 E10\$ W38 S42 E13 N2 E12 FOP=[YR=2016] E5 FGR=[YR=2016] S10 E22 N20 W9 N4 W9 S4 W2 S1 W2 S9\$ N9 W5 S9\$ N9 E7 N1 E2 N4 E9 S4 E9 N30\$.													