



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
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	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,362	100	1,362
FGR	412	55	227
FOP	25	30	8
FSP	80	40	32
TOTALS	1,879		1,629
			166,516

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,629	123.3078	111.29	181,291	2005	2005	0	0	8.15	91.85

1 SINGLE FAM - 100% - 2018 Heated Area: 1362 HX Base Yr 2018

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			166,516
TOTAL MARKET OB/XF VALUE			3,795
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			225,311
SOH/AGL Deduction			83,502
ASSESSED VALUE			141,809
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			91,809
TOTAL JUST VALUE			225,311
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			195,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10260	H/AC	0	09/01/2005
E15525	NEW CONSTR	1,900	08/01/2005
P09788	NEW CONSTR	0	08/01/2005
R07872	REPAIR/RRF	1,500	07/01/2005
B15562	NEW CONSTR	157,455	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2129/0226	6/28/2017	WD Q	Q	I	01	157,500
GRANTOR: MOHNEY JOHN M & LINDS						
GRANTEE: TARPLEY MICHAEL T &						
2016/1530	11/30/2015	WD Q	Q	I	01	137,600
GRANTOR: FRAZIER YOLANDA L						
GRANTEE: MOHNEY JOHN MICHAEL						

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

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	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0			6.50	100	2005	2005	3	87	3,795	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W22 FSP=[YR=2005] W8 S10 E8 N10 \$ S10 W8 S32	
FOP=[YR=2005] S5 E5 N5 W5 \$ E5 S8 D3 R3 E3 FGR=[YR=2005]	
S17 E19 N23 W12 S3 W4 L3 D3 \$ U3 R3 E4 N3 E12 N47 \$.	

LAND DESCRIPTION															TOTAL OB/XF									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							