

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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	4046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100	1,377	133,362
FGR	396	55	218	21,114
PTO	117	5	6	581
UOP	20	20	4	387
TOTALS	1,910		1,605	155,444

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	757.00	SF	4.00	4.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,605	122.2980	110.37	177,144	1997	1997	0	0
1 SINGLE FAM - 0% - 0					Heated Area: 1377	HX Base Yr			

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					155,444				
TOTAL MARKET OB/XF VALUE					2,271				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					207,715				
SOH/AGL Deduction					25,486				
ASSESSED VALUE					182,229				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					182,229				
TOTAL JUST VALUE					207,715				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					181,201				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973787	NEW CONSTR	0	06/01/1997
973926	NEW CONSTR	55,418	05/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2320/0383	11/19/2019	QC	U	I	11	100	
GRANTOR: MCCOY LINDA K							
GRANTEE: MCCOY LINDA K & TIM							
2033/1345	3/14/2016	CT	U	I	18	95,400	
GRANTOR: CLERK OF COURT							
GRANTEE: MCCOY LINDA K							
BUILDING NOTES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W11 S5 PTO=[YR=1997] W19 S7 E15 N4 E4 N3 \$ S3 W4 S4 W15 N7 W15 S22 FGR=[YR=1997] S26 E19 N14 UOP=[YR=1997] E4 N5 W4 S5 \$ N5 W14 N7 W5 \$ E5 S7 E18 S5 E1 N1 E5 S5 E16 N43 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00