



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
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	4	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	1,820	100	1,820	163,943
FGR	400	55	220	19,817
FOP	48	30	14	1,261
PTO	144	5	7	631
TOTALS	2,412		2,061	185,653

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	682.00	SF	5.20

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,061	114.5914	103.42	213,149	1997	1997	0	0	0	12.90	87.10	
1 SINGLE FAM - 0% - 0 Heated Area: 1820 HX Base Yr													
BLD DATE 05/10/2022 NW LGL DATE XF DATE LAND DATE INC DATE AG DATE													

TOTAL OB/XF 5,495													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997
2	0811	CONCRETE B	0	0	0	0	682.00	SF	5.20	5.20	100	1997	1997

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	185,653		
TOTAL MARKET OB/XF VALUE	5,495		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	241,148		
SOH/AGL Deduction	31,370		
ASSESSED VALUE	209,778		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	209,778		
TOTAL JUST VALUE	241,148		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	206,887		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974162	NEW CONSTR	86,490	08/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2291/1092	7/12/2019	WD	Q	I	01	211,000
GRANTOR: CHANCEY JOSEPH L						
GRANTEE: SILLS SHELBY DEAN &						
2226/0852	9/26/2018	WD	Q	I	01	163,000
GRANTOR: STREMPER JARRELL J &						
GRANTEE: CHANCEY JOSEPH L						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1997] W12 PT0=[YR=1997] N12 W12 S12 E12\$ W32 S46 E16 FOP=[YR=1997] S3 E8 FGR=[YR=1997] S8 E20 N20 W20 S12\$ N6 W8 S3\$ N3 E8 N6 E20 N37\$.													