

BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	10 ABOVE AVG 80			
Exterior Wall	16 WD FR STUC 20			
Roof Structure	08 IRREGULAR 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	11 CLAY TILE 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	02 Quality Level 02			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4045.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,197	100	2,197	242,694
FGR	416	55	229	25,297
FOP	58	30	17	1,878
FOP	205	30	62	6,849
TOTALS	2,876		2,505	276,717

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,505	101.7792	120.86	302,754	1999	2004	0	0	8.60	91.40
1 SNGL FAM - 100% - 2021 Heated Area: 2197 HX Base Yr 2021											

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	0	444.00	SF	6.50	6.50	100	1999	1999	3	79	2,280	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			276,717
TOTAL MARKET OB/XF VALUE			5,220
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			346,937
SOH/AGL Deduction			93,279
ASSESSED VALUE			253,658
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			203,658
TOTAL JUST VALUE			346,937
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226591	REMODEL	1,467	11/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2383/0117	8/05/2020	WD Q	Q	I	02	299,000
GRANTOR: ROMON DIANE T & MICHA						
GRANTEE: WYLER DOUGLAS A & R						
0995/1096	7/03/2001	WD Q	Q	I		165,000
GRANTOR: DUBOSE MODEL HOME INV						
GRANTEE: ROMON DIANE T & MIC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1999] W16 S1 FOP=[YR=1999] W29 S8 E19 N3 E9 S3 E1 N8\$ S8 W1 N3 W9 S3 W19 N16 W15 S46 E8 S3 E10 FOP=[YR=1999] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E12 FGR=[YR=2000] S12 E22 N18 W11 N4 W5 S4 W6 S6\$ N6 E6 N4 E5 S4 E11 N36\$.