



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 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

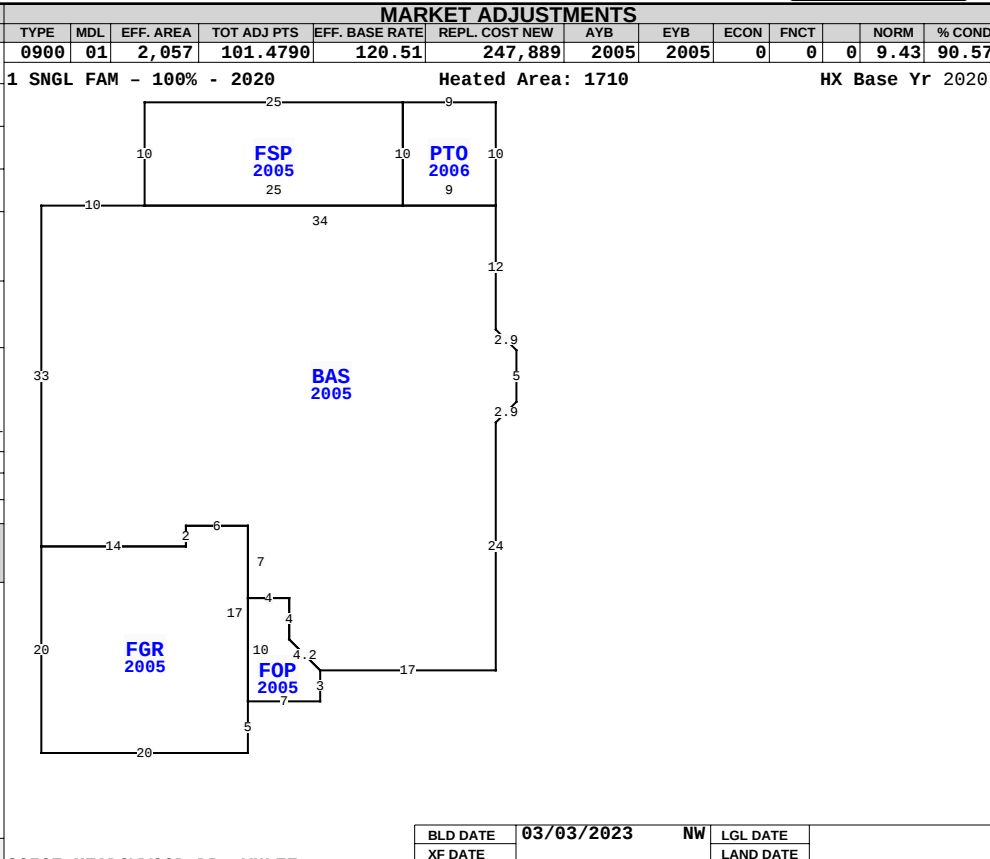
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1,710	186,639
FGR	412	55	227	24,776
FOP	54	30	16	1,746
FSP	250	40	100	10,915
PTO	90	5	4	437
TOTALS	2,516		2,057	224,513

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	0811	CONCRETE B	0	100	0	0		753.00	SF 5.20	5.20	100	2005	2005	3	87	3,407
2	0471	VINYL FNC	0	100	0	0		44.00	LF 32.00	32.00	100	2005	2005	3	69	972

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF																	4,379
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		224, 513	
TOTAL MARKET OB/XF VALUE		4, 379	
TOTAL LAND VALUE - MARKET		65, 000	
TOTAL MARKET VALUE		293, 892	
SOH/AGL Deduction		148, 422	
ASSESSED VALUE		145, 470	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		95, 470	
TOTAL JUST VALUE		293, 892	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233, 488	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509867	H/AC	0	06/01/2005
E0515150	ELEC OTHER	2,000	06/01/2005
P09386	OTHER	0	04/01/2005
R07483	REPAIR/RRF	1,500	04/01/2005
R15028	NEW CONSTR	125,453	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/0800	8/16/2019	WD	Q	I	01	230,000
GRANTOR: DEVLIN SCHALL JOYCE K						
GRANTEE: ARMSTRONG ROBERT C						
1358/0404	10/12/2005	WD	Q	I		194,600
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: SCHALL JAMES F & JO						

BUILDING NOTES	
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BUILDING DIMENSIONS	
PTO=[YR=2006] W9 FSP=[YR=2005] W25 S10 BAS=[YR=2005] W10 S33 FGR=[YR=2005] S20 E20 N5 FOP=[YR=2005] E7 N3 U3 L3 N4 W4 S10\$ N17 W6 S2 W14 \$ E14 N2 E6 S7 E4 S4 R3 D3 E17 N24 R2 U2 N5 L2 U2 N12 W34 \$ E25 N10\$S10 E9 N10 \$.	