



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 60	
Interior Floo	08	SHT VINYL 40	
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	
Quality	03	Quality Level 03	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,404	100	1,404
FOP	200	30	60
			SUBAREA MARKET VALUE
			102,958
			4,400
TOTALS	1,604		1,464
			107,358

MARKET ADJUSTMENTS																			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND								
0800	02	1,464	116.4000	81.48	119,287	2016	2016	0	0	10.00	90.00								
2 M/H 94+ - 0% - 0																			
Heated Area: 1404 HX Base Yr																			
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>LAND DATE</td> </tr> <tr> <td>INC DATE</td> <td>AG DATE</td> </tr> </tbody> </table>														BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE
BLD DATE	LGL DATE																		
XF DATE	LAND DATE																		
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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			107,358
TOTAL MARKET OB/XF VALUE			5,296
TOTAL LAND VALUE - MARKET			212,000
TOTAL MARKET VALUE			154,144
SOH/AGL Deduction			23,861
ASSESSED VALUE			130,283
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			130,283
TOTAL JUST VALUE			324,654
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165784	CO ISSUED	0	12/02/2016
MH165784	MH MOVE-ON	0	10/01/2016
B0	REPAIR/RRF	0	02/01/2003
B1453	REMODEL	8,000	12/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
R/0449		WD	U	I	01	26

GRANTOR: ALBERTO ERNESTINE
 GRANTEE: SCIPIO ROBERT

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2016] W14 FOP=[YR=2019] N10 W20 S10 E20\$ W38 S27 E52 N27\$.													

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
3	0351	CARPORT MT	0	0	26	21		546.00	SF	10.00				5,296	
TOTAL OB/XF 5,296															

LAND DESCRIPTION														TOTAL OB/XF 5,296										
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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	11.80	AC		1.00	1.00	1.00	550.00	550.00	6,490							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	11.80	AC		1.00	1.00	1.00	15,000.00	15,000.00	177,000							