

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,038	107.8000	97.29	198,277	2009	2009	0	0	0	6.50	93.50		
1 SINGLE FAM - 0% - 0 Heated Area: 1767 HX Base Yr														

BLD DATE	02/06/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/18/2023
INC DATE			AG DATE	

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	0811	CONCRETE B	0	0	670.00	SF	5.20	5.20	100	2009	2009	3	91	3,170	

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	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	185,389		
TOTAL MARKET OB/XF VALUE	3,170		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	263,559		
SOH/AGL Deduction	39,938		
ASSESSED VALUE	223,621		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	223,621		
TOTAL JUST VALUE	263,559		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	237,381		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922647	CO ISSUED	0	07/01/2009
E21978	ELEC OTHER	1,800	07/01/2009
M14720	MECH OTHER	0	07/01/2009
P13842	OTHER	0	07/01/2009
B22647	NEW CONSTR	172,360	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1972/0380	4/06/2015	CT	U	I	18	133,600
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1680/0395	5/25/2010	QC	U	I	11	100
GRANTOR: FOX JAMES G & CHARLEN						
GRANTEE: FOX JAMES G						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2009] W16 S5 PTO=[YR=2009] W12 S10 E12 N10 S \$10 W24 S54 E13 FOP=[YR=2009] E7 N6 FGR=[YR=2009] E20 N21 W21 S21E1 \$W1 N5 W6 S11 \$ N11 E6 N16 E21 N42 \$.