



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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

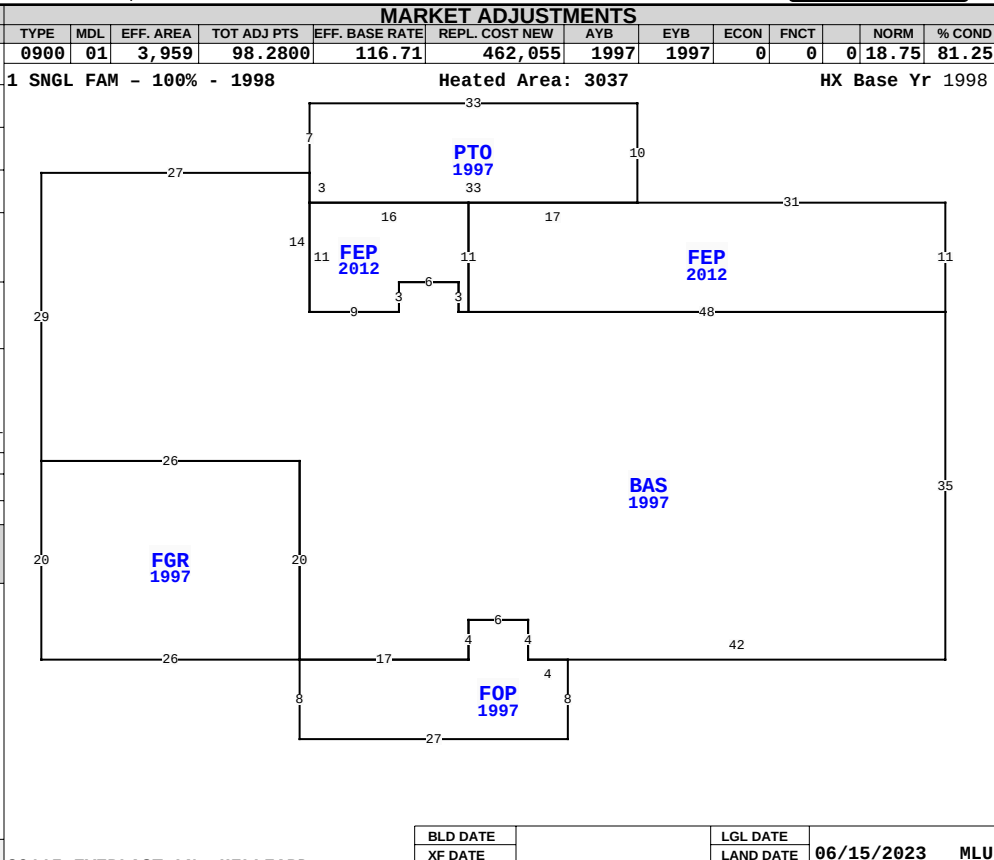
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,037	100	3,037	287,989
FEP	158	80	126	11,948
FEP	528	80	422	40,017
FGR	520	55	286	27,120
FOP	240	30	72	6,827
PTO	330	5	16	1,517

TOTALS	4,813		3,959	375,420
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	1,764.00	SF	6.50
3	0202	BARN WD 30	0	100	40	40	1,600.00	SF	15.00
4	0861	POOL GUNIT	0	100	15	28	420.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	200.00	SF	7.25
6	0681	POLE SHED	0	100	40	14	560.00	SF	15.00
7	0681	POLE SHED	0	100	40	14	560.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00
2	005600	A	TIMBER 3 SI	0			0.00	0.00	9.15
3	009910	M	MKT.VAL.AG	0			0.00	0.00	9.15



TOTAL OB/XF 31,371														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3
2	0810	CONCRETE A	0	100	0	0	1,764.00	SF	6.50	6.50	100	1997	1997	3
3	0202	BARN WD 30	0	100	40	40	1,600.00	SF	15.00	15.00	100	1997	1997	3
4	0861	POOL GUNIT	0	100	15	28	420.00	SF	85.00	85.00	100	1998	1998	3
5	0845	KOOL DECK	0	100	0	0	200.00	SF	7.25	7.25	100	1998	1998	3
6	0681	POLE SHED	0	100	40	14	560.00	SF	15.00	15.00	100	1997	1997	3
7	0681	POLE SHED	0	100	40	14	560.00	SF	15.00	15.00	100	1997	1997	3

TOTAL OB/XF 31,371														
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
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00
2	005600	A	TIMBER 3 SI	0			0.00	0.00	9.15	AC		1.00	1.00	1.00
3	009910	M	MKT.VAL.AG	0			0.00	0.00	9.15	AC		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					375,420				
TOTAL MARKET OB/XF VALUE					31,371				
TOTAL LAND VALUE - MARKET					203,850				
TOTAL MARKET VALUE					440,543				
SOH/AGL Deduction					242,927				
ASSESSED VALUE					197,616				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					147,616				
TOTAL JUST VALUE					610,641				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					343,083				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017587	REPAIR/RRF	17,000	11/29/2022
B984725	SWIM POOL	15,000	02/01/1998
E973455	CHNGE SRVC	0	02/01/1997
M972095	H/AC	0	02/01/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2520/1723	12/10/2021	WD	U	I	11	100			
GRANTOR: REEVES PRESTON S & TA									
GRANTEE: REEVES PRESTON S &									
0595/1058	4/24/1990	WD	Q	V		30,000			
GRANTOR: JOHNSON SAMUEL E									
GRANTEE: REEVES PRESTON & T									

BUILDING NOTES									
BUILDING DIMENSIONS									
FEP=[YR=2012] W31 PTO=[YR=1997] N10 W33 S7 BAS=[YR=1997] W27 S29 FGR=[YR=1997] S20 E26 FOP=[YR=1997] S8 E27 N8 W4 N4 W6 S4 W17 \$ N20 W26 \$ E26 S20 E17 N4 E6 S4 E42 N35 W48 FEP=[YR=2012] N11 W16 S11 E9 N3 E6 S3 E1\$ W1 N3 W6 S3 W9 N14\$ S3 E33\$ W17 S11 E48 N11\$.									