LOT 134
LIGHTHOUSE POINTE #2 PB 7/145

BLACK TIMOTHY & MARY
761 PAGODA COURT
ERIE, CO 80516

2023

41-3N-28-1250-0134-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

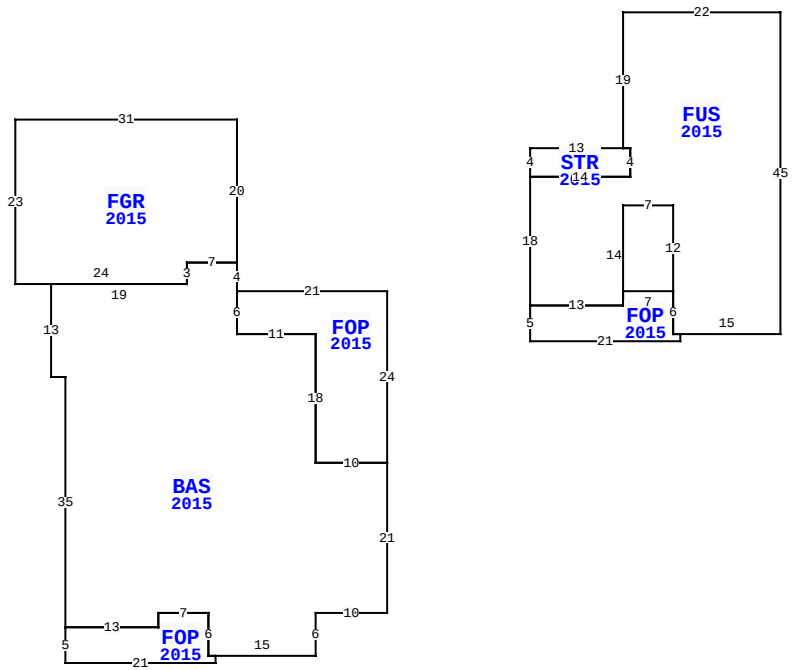
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	1,906	297,346
FGR	692	55	381	59,438
FOP	115	30	34	5,304
FOP	115	30	34	5,304
FOP	306	30	92	14,352
FUS	1,094	100	1,094	170,670
STR	56	10	6	936
TOTALS	4,284		3,547	553,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,547	112.8600	160.83	570,464	2015	2015	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2020 Heated Area: 3000 HX Base Yr 2020



28404 VIEUX CARRE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		553,350
TOTAL MARKET OB/XF VALUE		10,877
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		674,227
SOH/AGL Deduction		240,743
ASSESSED VALUE		433,484
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		383,484
TOTAL JUST VALUE		674,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429733	CO ISSUED	0	08/07/2015
B1429733	NEW CONSTR	379,048	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/260	4/27/2023	WD	Q	I	01	835,000
GRANTOR: ALEA KENNETH M & JESS						
GRANTEE: BLACK TIMOTHY & MAR						
2302/0876	9/06/2019	WD	Q	I	02	485,000
GRANTOR: WHITTAKER GRANT T & C						
GRANTEE: ALEA KENNETH M & JE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W21 BAS=[YR=2015] N4 FGR=[YR=2015] N20 W31 S23 E24 N3 E7$ W7 S3 W19 S13 E2 S35 FOP=[YR=2015] S5 E21 N1 W1 N6 W7 S2 W13$ E13 N2 E7 S6 E15 N6 E10 N21 W10 N18 W11 N6$ S6 E11 S18E10 N24$ PTR=E40 FUS=[YR=2015] S6 E15 N45 W22 S19 STR=[YR=2015] W13 S4 E14 N4 W1$ E1 S4 W14 S18 FOP=[YR=2015] S5 E21 N1 W1 N6 W7 S2 W13$ E13 N14 E7S12$ W40$.

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	0855	CONC PAVER	0	100	0	0	532.00	SF	10.00	10.00	100	2015	2015	3	96	5,107	
2	0479	VF PICKET	0	100	0	0	126.00	LF	10.00	10.00	100	2015	2015	3	90	1,134	
3	0810	CONCRETE A	0	100	0	0	432.00	SF	6.50	6.50	100	2015	2015	3	96	2,696	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 10,877

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 05/13/2022 BY TWA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS