



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	10	TERRAZZO 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1,770	101,908
FOP	168	30	50	2,879
FOP	168	30	50	2,879
UGR	400	45	180	10,364
UST	80	45	36	2,073
TOTALS	2,586		2,086	120,102

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0201	BARN WD 10	0	0	0	0	1,496.00	SF	11.39	11.39	
2	0200	BARN WD 0-	0	0	39	21	819.00	SF	13.40	13.40	
3	0351	CARPORT MT	0	0	15	5	75.00	SF	4.00	4.00	
4	0810	CONCRETE A	0	0	0	0	220.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	0	11	11	121.00	SF	6.50	6.50	
6	0861	POOL GUNIT	0	0	32	18	576.00	SF	85.00	85.00	
7	0845	KOOL DECK	0	0	0	0	965.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.72	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,086	91.1400	82.25	171,574	1966	1966	0	0	0 30.00	70.00
1 SINGLE FAM - 0% - 0											
Heated Area: 1770 HX Base Yr											
FOP 1993											
UST 1993											
UGR 1993											
BAS 1993											
FOP 1993											

TOTAL OB/XF											
17,942											

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17,942											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			120,102
TOTAL MARKET OB/XF VALUE			17,942
TOTAL LAND VALUE - MARKET			137,600
TOTAL MARKET VALUE			275,644
SOH/AGL Deduction			87,974
ASSESSED VALUE			187,670
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			187,670
TOTAL JUST VALUE			275,644
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			188,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2029/0571	1/26/2016	QC	U	I	11	100	
GRANTOR: JOHNSON CYNTHIA L							
GRANTEE: EVANS CYNTHIA M							
0508/0886	1/15/1987	QC	U	I		100	
GRANTOR: JOHNSON WALTER WAYNE							
GRANTEE: JOHNSON CYNTHIA L (							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W9 FOP=[YR=1993] N8 W21 S8 E21 \$ W50 S30 E29 FOP=[YR=1993] S8 E21 N8 W21\$E30 UGR=[YR=1993] E16 N25 UST=[YR=1993] N5 W16 S5 E16\$ W16 S25 \$ N30\$.											