



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2,395	247,038
FGR	642	55	353	36,411
FOP	34	30	10	1,032
FSP	167	40	67	6,911
TOTALS	3,238		2,825	291,390

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	0	0	84.00	SF	10.00	10.00
3	0812	CONCRETE C	0 100	0	0	1,110.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,825	123.0960	111.09	313,829	2007	2007	0	0
1 SINGLE FAM - 100% - 2019 Heated Area: 2395 HX Base Yr 2019									
BLD DATE XF DATE INC DATE 03/14/2023 07/31/2007 NW JM LGL DATE LAND DATE AG DATE									

TOTAL OB/XF									
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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
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TOTAL OB/XF									
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1	000100	C	SFR	100			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
291,390									
TOTAL MARKET OB/XF VALUE									
7,920									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
354,310									
SOH/AGL Deduction									
161,089									
ASSESSED VALUE									
193,221									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
143,221									
TOTAL JUST VALUE									
354,310									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
287,278									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18716	ELEC OTHER	2,000	01/01/2007
M12411	OTHER	0	01/01/2007
P11687	OTHER	0	11/01/2006
C18741	CO ISSUED	0	10/01/2006
B18741	NEW CONSTR	212,982	10/01/2006
R09837	REPAIR/RRF	3,900	10/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2394/1529	9/16/2020	QC	U	I	11		100
GRANTOR: IVEY SHIRLEY							
GRANTEE: IVEY CHRISTOPHER L							
2203/1565	5/31/2018	WD	Q	I	02		260,000
GRANTOR: GUINN PATRICIA M							
GRANTEE: IVEY SHIRLEY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W18 FSP=[YR=2007] W18 S10 E3 N1 E13 S1 E2 N10\$ S10 W2 N1 W13 S1 W3 S5 W14 S46 E11 FOP=[YR=2007] S1 E8 N3 W1 N2 W6 S4 W1\$ E1 N4 E6 S2 E11 FGR=[YR=2007] S12 E21 N2 E10 N20 W10 S1 W10 N4 W4 S5 W6 S8 W1\$ E1 N8 E6 N5 E4 S4 E10 N50\$.									