



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
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	4	100
Bathrooms	2	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	1,395	100	1,395	150,272
FGR	424	55	233	25,099
FOP	54	30	16	1,723
FOP	116	30	35	3,770
TOTALS	1,989		1,679	180,865

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,679	129.9500	117.28	196,913	2005	2005	0	0	0	8.15	91.85	
1 SINGLE FAM - 100% - 2021													
Heated Area: 1395													
HX Base Yr 2021													
The floor plan shows a complex building layout with several rooms and corridors. The dimensions are as follows: - Top horizontal segment: 16 - Top-left vertical segment: 29 - Top-right vertical segment: 38 - Bottom horizontal segment: 20 - Bottom-right vertical segment: 22 - Left vertical segment: 29 - Right vertical segment: 38 - Top horizontal segment: 16 - Top-left vertical segment: 29 - Top-right vertical segment: 38 - Bottom horizontal segment: 20 - Bottom-right vertical segment: 22 - Left vertical segment: 29 - Right vertical segment: 38 - Top horizontal segment: 16 - Top-left vertical segment: 29 - Top-right vertical segment: 38 - Bottom horizontal segment: 20 - Bottom-right vertical segment: 22 - Left vertical segment: 29 - Right vertical segment: 38 - Top horizontal segment: 16 - Top-left vertical segment: 29 - Top-right vertical segment: 38 - Bottom horizontal segment: 20 - Bottom-right vertical segment: 22 - Left vertical segment: 29 - Right vertical segment: 38 - Top horizontal segment: 16 - Top-left vertical segment: 29 - Top-right vertical segment: 38 - 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NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4			Tax Dist:	
BUILDING MARKET VALUE			180,865	
TOTAL MARKET OB/XF VALUE			8,797	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			244,662	
SOH/AGL Deduction			63,307	
ASSESSED VALUE			181,355	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			131,355	
TOTAL JUST VALUE			244,662	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			201,508	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15132	NEW CONSTR	108,856	02/06/2006
E0515052	ELEC OTHER	2,000	05/01/2005
M0509696	H/AC	0	05/01/2005
R07571	REPAIR/RRF	3,500	04/01/2005
P09190	OTHER	0	03/01/2005
B14751	FOUNDATION	3,500	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2385/0869	8/12/2020	WD	Q	I	02	198,000
GRANTOR: ZERKEL RYAN & CAITLIN						
GRANTEE: CARTER PAUL W						
1867/1169	6/28/2013	WD	Q	I	02	155,000
GRANTOR: ANDERSON KARI E & ROB						
GRANTEE: ZERKEL RYAN & CAITL						

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
1	0855	CONC PAVER	0	100	0	0		138.00	SF 7.00	100	2005	2005	3
2	0811	CONCRETE B	0	100	0	0		663.00	SF 5.20	100	2005	2005	3
3	0470	VNYL GATE	0	100	0	0		1.00	UT 300.00	100	2007	2007	3
4	0476	VF 6 SBPL	0	100	0	0		200.00	LF 32.00	100	2007	2007	3
TOTAL OB/XF 8,797													

LAND DESCRIPTION													
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
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00
TOTAL ADJ 1.00 UNIT PRICE 55,000.00 ADJ UNIT PRICE 55,000.00 LAND VALUE 55,000													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													