



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4071.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,727	100	1,727	196,448
FGR	445	55	245	27,869
FOP	32	30	10	1,138
FOP	120	30	36	4,095
TOTALS	2,324		2,018	229,549

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0810	CONCRETE A	0	0	0	519.00	SF	6.50	6.50	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,018	127.3118	114.90	231,868	2019	2019	0	0	0	1.00	99.00	

1 SINGLE FAM - 0% - 0

Heated Area: 1727

HX Base Yr

The diagram illustrates the layout of a single-family home. The main building footprint (BAS 2019) is a large rectangle with a total width of 55 and a total height of 55. It features a smaller rectangular section on the right side, measuring 39 in width and 39 in height. A small square structure (FOP 2019) is attached to the top of the main building, measuring 12 in width and 12 in height. Another small square structure (FOP 2019) is attached to the bottom left of the main building, measuring 5 in width and 5 in height. A third small square structure (FGR 2019) is attached to the bottom right of the main building, measuring 21 in width and 21 in height. The diagram also shows various other dimensions for the building's footprint, including 35, 19, 14, 10, 5, 4, 3, 2, 1, and 0.

BLD DATE

05/17/2022

NW

LGL DATE

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		229,549	
TOTAL MARKET OB/XF VALUE		3,340	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		282,889	
SOH/AGL Deduction		24,142	
ASSESSED VALUE		258,747	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		258,747	
TOTAL JUST VALUE		282,889	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,136	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19114478	CO ISSUED	0	10/31/2019
19005958	NEW CONSTR	309,497	07/12/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1992	3/28/2023	WD Q	Q	I	01	335,000
GRANTOR: GONZALEZ PEDRO LUIS						
GRANTEE: WALLACE JAMES DANIE						
2327/0566	12/20/2019	WD Q	Q	I	01	239,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GONZALEZ PEDRO LUIS						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W3 FOP=[YR=2019] N10 W12 S10 E12\$ W35 S55 E11 FOP=[YR=2019] S2 E7 FGR=[YR=2019] S3 E20 N21 W10 N4 W5 S3 W5 S19\$ N5 W6 S3 W1\$ E1 N3 E6 N14 E5 N3 E5 S4 E10 N39\$.											

TOTAL OB/XF											
3,340											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	