



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 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	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	08
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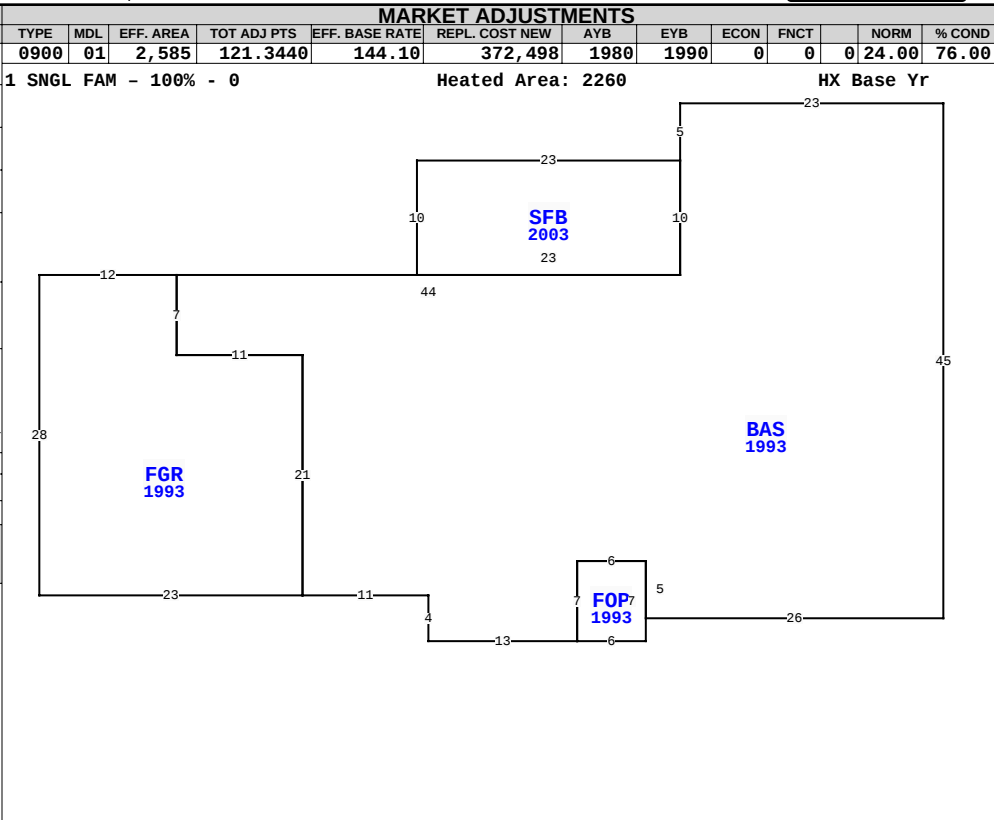
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100	2,076	227,356
FGR	567	55	312	34,169
FOP	42	30	13	1,423
SFB	230	80	184	20,151

TOTALS	2,915	2,585	283,098
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	16	320.00	SF	6.50	6.50	100	1983
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983
3	0845	KOOL DECK	0 100	0	0	1,346.00	SF	7.25	7.25	100	1988
4	0861	POOL GUNIT	0 100	17	33	561.00	SF	85.00	85.00	100	1988
5	1100	VAC SYSTEM	0 100	0	0	1.00	UT	800.00	800.00	100	1983
6	0812	CONCRETE C	0 100	0	0	1,871.00	SF	4.00	4.00	100	1992
8	0803	ASPHALT C	0 100	201	0	1,909.00	SF	1.00	1.00	100	2007
9	0462	ST/AL FNC	0 100	0	0	840.00	SF	10.00	10.00	100	2016
10	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1988
11	0940	SHEDS/PORT	0 100	24	12	288.00	SF	18.30	18.30	100	1994

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	7.94	AC	



BLD DATE	12/17/2007	DJ	LGL DATE	
XF DATE			LAND DATE	05/19/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
38,367											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		283,098	
TOTAL MARKET OB/XF VALUE		38,367	
TOTAL LAND VALUE - MARKET		127,040	
TOTAL MARKET VALUE		448,505	
SOH/AGL Deduction		277,619	
ASSESSED VALUE		170,886	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		120,886	
TOTAL JUST VALUE		448,505	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,437	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4773	SWIM POOL	12,400	03/25/1988
2973	SWIM POOL	0	03/25/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2206/0706	6/26/2018	QC	U	I	11
GRANTOR: MATTHEWS W FRED & SAN					
GRANTEE: MATTHEWS W FRED & S					
1228/0053	5/05/2004	WD	U	I	01
GRANTOR: MATTHEWS DIANE E &					
GRANTEE: MATTHEWS W FRED III					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W23 S5 SFB=[YR=2003] W23 S10 E23 N10 \$ S10 W44 FGR=[YR=1993] W12 S28 E23 N21 W11 N7 \$ S7 E11 S21 E11 S4 E13 FOP=[YR=1993] E6 N7 W6 S7 \$ N7 E6 S5 E26 N45 \$.											