



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	817	100	817	90,422
BAS	400	100	400	44,271
FGR	484	55	266	29,440
FOP	66	30	20	2,214
FOP	126	30	38	4,205
FUS	703	100	703	77,806
PTO	294	5	15	1,660
TOTALS	2,890		2,259	250,018

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,361.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
5	0861	POOL GUNIT	0 100	0	0	324.00	SF	85.00	85.00
6	0855	CONC PAVER	0 100	0	0	294.00	SF	10.00	10.00
7	0476	VF 6 SBPL	0 100	0	0	132.00	LF	32.00	32.00

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		RS-1	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
0900	01	2,259	106.8200	126.85	286,554	1993	1996	0	0
1 SNGL FAM - 100% - 2022									
Heated Area: 1920									
HX Base Yr 2022									

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					250,018				
TOTAL MARKET OB/XF VALUE					26,426				
TOTAL LAND VALUE - MARKET					80,000				
TOTAL MARKET VALUE					356,444				
SOH/AGL Deduction					27,737				
ASSESSED VALUE					328,707				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					278,707				
TOTAL JUST VALUE					356,444				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					319,133				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109759	4 DOORS	9,911	07/23/2021
R2005065	REPAIR/RRF	12,000	06/01/2020
B19766	SWIM POOL	15,000	04/01/2007
B7438	ADDITION :400 SQ	16,800	08/10/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/0195	6/28/2021	WD	Q	I	01	380,000
GRANTOR: COHEE PETER W & RACHE						
GRANTEE: ROBERTSON JEFFREY S						
1139/1447	5/23/2003	WD	Q	I		176,500
GRANTOR: RANDOLPH JEFFERY E						
GRANTEE: COHEE PETER W & RAC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W6 BAS=[YR=1993] W22 S16 PTO=[YR=2007] W15 S17 BAS=[YR=2007] S20 E20 FOP=[YR=2007] E9 FGR=[YR=1993] E22 N22 W22 S22\$ N14 W9 S14\$ N20 W20\$ E18 N13 W3 N4\$ S4 E3 S13 E2 S6 E9 N8 E12 N2 R2 U2 N4 L2 U2 N10 W4 N11\$ S11 E6 N11\$ PTR=N20 FUS=[YR=1993] N22 E13 N3 E18 S22 W11 S3 W20\$ S20\$.									