



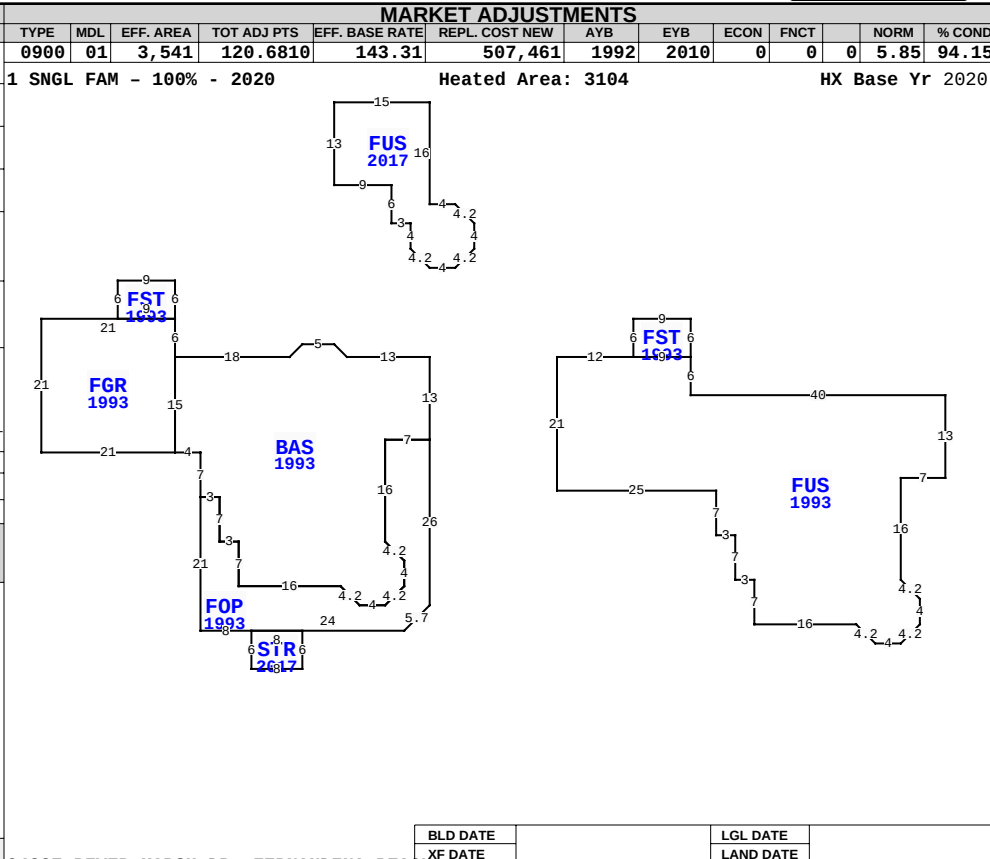
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	31	HARDIE BRD 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1,184	159,753
FGR	441	55	243	32,787
FOP	431	30	129	17,406
FST	54	55	30	4,048
FST	54	55	30	4,048
FUS	1,611	100	1,611	217,366
FUS	309	100	309	41,692
STR	48	10	5	675

TOTALS	4,132		3,541	477,775
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	2,886.00	SF	4.00	
3	0825	BRICK	0 100	7	6	42.00	SF	12.50	
4	1242	WD DECK A	0 100	40	12	480.00	SF	10.00	
5	0810	CONCRETE A	0 100	0	0	244.00	SF	6.50	



TOTAL OB/UF									
15,830									

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	NORM	% COND
0900	01	3,541	120.6810	143.31	507,461	1992	2010	0	0	5.85	94.15

1 SNGL FAM - 100% - 2020 Heated Area: 3104 HX Base Yr 2020

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		477,775
TOTAL MARKET OB/UF VALUE		15,830
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		573,605
SOH/AGL Deduction		151,303
ASSESSED VALUE		422,302
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		372,302
TOTAL JUST VALUE		573,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801800	H/AC	0	03/01/2018
R1707946	REPAIR/RRF	17,000	12/01/2017
B0617969	REPAIR/RRF	6,500	10/31/2006
P014946	NEW BATH	0	09/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2257/0473	2/13/2019	WD	Q	I	01
GRANTOR: FOX SAWYER R					
GRANTEE: DAVIS WESLEY & RACH					
2255/1162	2/11/2019	QC	U	I	11
GRANTOR: GRANT MACEY JORDAN FK					
GRANTEE: FOW SAWYER R					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=1993]	W13	U2	L2	W5	D2
FST=[YR=1993]	N6	W9	S6	E9	W21
FOP=[YR=1993]	S21	E8	STR=[YR=2017]	S6	E8
N6	W8	S4	E24	R4	U4
N26	W7	S16	R3	D3	S4
L3	D3	W4	U3	L3	W16
N7	W3	N7	W3	E3	S7
E3	S7	E16	D3	R3	E4
U3	R3	N4	U3	L3	N16
E7	N13	PTR=E20	FUS=[YR=1993]	E12	FST=[YR=1993]
N6	E9	S6	W9	S6	E40
S13	W7	S16	D3	R3	S4
D3	L3	W4	U3	L3	W16
N7	W3	N7	W3	E3	S4
D3	R3	N4	U3	L3	W4
N16	S40				