



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	11	CLAY TILE 50
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,014	100	2,014	267,643
FOP	240	30	72	9,569
FOP	320	30	96	12,757
STP	20	10	2	266

TOTALS	2,594		2,184	290,234
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0304	DOCK MD WD	0 100	28	10	280.00	SF	28.00	
2	0300	BOAT DCK W	0 100	33	6	198.00	SF	40.00	
3	0300	BOAT DCK W	0 100	0	0	585.00	SF	40.00	
4	0810	CONCRETE A	0 100	0	0	207.00	SF	6.50	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,184	113.1900	134.41	293,551	2019	2019	0	0
1 SNGL FAM - 100% - 2020									
Heated Area: 2014									
HX Base Yr 2020									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0304	DOCK MD WD	0 100	28	10	280.00	SF	28.00	
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LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	SFR RIVER	100		OR	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009706	CO ISSUED	0	03/25/2019
18009706	NEW CONSTR	259,701	09/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2213/1299	7/24/2018	WD	Q	I	01	200,000
GRANTOR: HUNTER KENNETH W JR &						
GRANTEE: JARRETT ADRIAN D &						
2169/1603	1/10/2018	WD	Q	I	01	165,000
GRANTOR: ALLISON LANDS INC						
GRANTEE: HUNTER KENNETH W JR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W19 N6 FOP=[YR=2019] N8 W30 S8 E30\$ W30 S6 W17 S27 FOP=[YR=2019] S6 E12 S2 E11 STP=[YR=2019] S2 E10 N2 W10\$ E22 N2 E11 N6 W8 S2 W41 N2 W7\$ E7 S2 E41 N2 E8 N3 E10N24\$.									