



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	1,532	128,064
FOP	92	30	28	2,341

TOTALS	1,624	1,560	130,404
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
2	0351	CARPORT MT	0	100	23	16	368.00	SF	10.00	10.00	100	1990	1990	3	20	736	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1983	1983	3	20	4,032	
4	0200	BARN WD 0-	0	100	46	20	920.00	SF	20.00	20.00	100	1990	1990	3	20	3,680	
5	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1974	1974	3	26	169	
6	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1990	1990	3	62	290	
7	0825	BRICK	0	100	14	2	28.00	SF	12.50	12.50	100	1990	1990	3	87	305	
8	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1991	1991	3	20	1,200	
9	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	2001	2001	3	20	96	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY				PAGE 1 of 1				4					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
0100	01	1,560	114.7000	103.52	161,491	1974	1974	0	0	0	19.25	80.75	STANDARD													
1 SINGLE FAM - 100% - 0													Heated Area: 1532								HX Base Yr					

VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				130,404			
TOTAL MARKET OB/XF VALUE				12,311			
TOTAL LAND VALUE - MARKET				80,000			
TOTAL MARKET VALUE				222,715			
SOH/AGL Deduction				130,640			
ASSESSED VALUE				92,075			
TOTAL EXEMPTION VALUE				50,000			
BASE TAXABLE VALUE				42,075			
TOTAL JUST VALUE				222,715			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				169,363			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0312110	NEW CONSTR	0	12/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0586/1102	12/22/1989	WD	Q	I		50,000	
GRANTOR: TAYLOR TRAVIS H							
GRANTEE: SIMMONS RUSSELL G							
0168/0497	1/01/1974	WD	Q	V		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W58 S28 E24 FOP=[YR=1993] E18 N4 W13 N4 W5 S8 \$ N8 E5 S4 E13 S4 E16 N28\$.							