



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1,536	162,995
FGR	440	55	242	25,680
FOP	19	30	6	636
FOP	120	30	36	3,821
TOTALS	2,115		1,820	193,131

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	749.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	PUD	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
0100	01	1,820	125.2900	113.07	205,787	2007	2009	0	0
1 SINGLE FAM - 0% - 2023									
Heated Area: 1536									
HX Base Yr									

TOTAL OB/XF									
6,686									

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6,686									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 1									
Tax Dist:									
BUILDING MARKET VALUE									
193,131									
TOTAL MARKET OB/XF VALUE									
6,686									
TOTAL LAND VALUE - MARKET									
40,000									
TOTAL MARKET VALUE									
239,817									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
239,817									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
239,817									
TOTAL JUST VALUE									
239,817									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
202,083									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4609M	H/AC	0	10/05/2022
2990	CO ISSUED	0	02/12/2007
B2990	NEW CONSTR	0	11/02/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2654/1049	7/18/2023	LE	U	I	11	100	
GRANTOR: STONER STEPHEN JAMES							
GRANTEE: GEORGE AMANDA CAROL							
2562/0824	5/11/2022	WD	Q	I	01	295,000	
GRANTOR: WALKER JEFFREY & JENN							
GRANTEE: STONER STEPHEN JAME							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W12 FOP=[YR=2007] W12 S10 E12 N10\$ S10 W34 S30									
FGR=[YR=2007] S20 E22 N20 W22\$ E27 FOP=[YR=2007] S1 E7 N3									
W5 D2 L2 \$ U2 R2 E5 S6 E12 N44\$.									