



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
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	1,538	100	1,538	162,912
FGR	398	55	219	23,198
FOP	15	30	4	424
PTO	28	5	1	106
TOTALS	1,979		1,762	186,638

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	729.00	SF	6.50	6.50

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,762	121.0000	109.20	192,410	2015	2015	0	0
1 SINGLE FAM - 100% - 2022					Heated Area: 1538		HX Base Yr 2022		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	729.00	SF	6.50	6.50

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	186,638		
TOTAL MARKET OB/XF VALUE	4,549		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	231,187		
SOH/AGL Deduction	37,199		
ASSESSED VALUE	193,988		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	138,988		
TOTAL JUST VALUE	231,187		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	197,937		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4135	ADDITION	0	07/01/2017
3932	NEW CONSTR	159,999	05/11/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2461/1739	3/13/2021	WD	Q	I	01
					SALE PRICE
					235,000
GRANTOR: ISRAEL ARTHUR S					
GRANTEE: BROWNING ERIC SHANE					
2261/1928	3/13/2019	WD	Q	I	01
GRANTOR: BELL WILLIAM J III &					
GRANTEE: ISRAEL ARTHUR S					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W14 PT0=[YR=2015] N4 W7 S4 E7\$W26 S35									
FGR=[YR=2015] S23 E19 N20 W13 N3 W6\$ E6 S3 E17 FOP=[YR=2015] N3 E5 S3 W5\$ E5 S3 E12 N41\$.									

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		PUD	0.00	0.00	1.00