



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

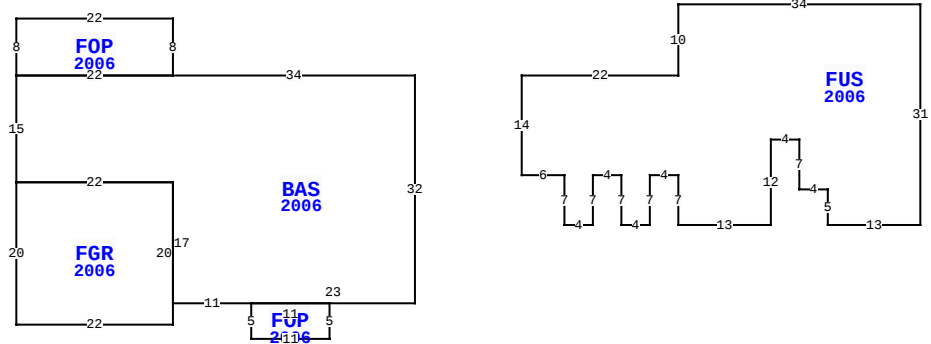
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4037.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100	1,418	150,697
FGR	440	55	242	25,718
FOP	55	30	16	1,700
FOP	176	30	53	5,633
FUS	1,350	100	1,350	143,470
TOTALS	3,439		3,079	327,218

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0811	CONCRETE B	0 100	0	0	656.00	SF	5.20	5.20	100	2006	2006	3	88	3,002	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	

LAND DESCRIPTION			TOTAL OB/IF 4,822													
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
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,079	97.5384	115.83	356,641	2006	2011	0	0	0	8.25	91.75	
1 SNGL FAM - 100% - 2022 Heated Area: 2768 HX Base Yr 2022													



NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1 4	
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												327,218	
TOTAL MARKET OB/IF VALUE												4,822	
TOTAL LAND VALUE - MARKET												75,000	
TOTAL MARKET VALUE												407,040	
SOH/AGL Deduction												101,490	
ASSESSED VALUE												305,550	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												255,550	
TOTAL JUST VALUE												407,040	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												296,650	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007640	REPAIR/RRF	13,500	09/14/2020
B16320	NEW CONSTR	188,411	02/22/2006
E16160	ELEC OTHER	2,000	11/01/2005
M10686	MECH OTHER	0	11/01/2005
P10207	OTHER	0	10/01/2005
R08404	REPAIR/RRF	2,800	10/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2462/0163	5/17/2021	WD	Q	I	01	339,000			
GRANTOR: AKEL FRED CHANDLER									
GRANTEE: TRULOCK SHAWN L & A									
2172/1344	1/23/2018	WD	U	I	30	260,000			
GRANTOR: AKEL KIBBEE									
GRANTEE: AKEL FRED CHANDLER									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W34 FOP=[YR=2006] N8 W22 S8 E22\$ W22 S15 FGR=[YR=2006] S20 E22 N20 W22\$E22 S17 E11 FOP=[YR=2006] S5 E11 N5 W11\$ E23 N32\$ PTR=[YR=2006] E15 FUS=[YR=2006] E22 N10 E34 S31 W13 N5 W4 N7 W4 S12 W13 N7 W4 S7 W4 N7 W4 S7 W4 N7 W6 N14\$ W15\$.									