



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100	1,592	152,147
FGR	400	55	220	21,025
FOP	8	30	2	191
PTO	80	5	4	382
TOTALS	2,080		1,818	173,745

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	934.00	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	100		OR	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	1,818	118.0300	106.52	193,653	2002	2002	0	0
1 SINGLE FAM - 100% - 2021									
Heated Area: 1592									
HX Base Yr 2021									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	934.00	SF	5.20	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	934.00	SF	5.20	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	173,745		
TOTAL MARKET OB/XF VALUE	7,076		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	260,821		
SOH/AGL Deduction	60,615		
ASSESSED VALUE	200,206		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	150,206		
TOTAL JUST VALUE	260,821		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	202,765		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M025586	NEW CONSTR	2,550	01/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2335/0496	1/27/2020	WD Q	I	I	02
GRANTOR: DENNIS MITCHELL L & J					
GRANTEE: HOFF RYAN M & MEGHAN					
1957/0337	1/09/2015	WD Q	I	I	01
GRANTOR: PRATHER JONATHAN					
GRANTEE: DENNIS MITCHELL L &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W17 PT0=[YR=2002] N8 W10 S8 E10\$ W32 S40 E13 FOP=[YR=2002] E4 N2 W4 S2\$ N2 E4 S2 E12 FGR=[YR=2002] S2 E20 N20 W20 S18\$ N18 E20 N22\$.									