



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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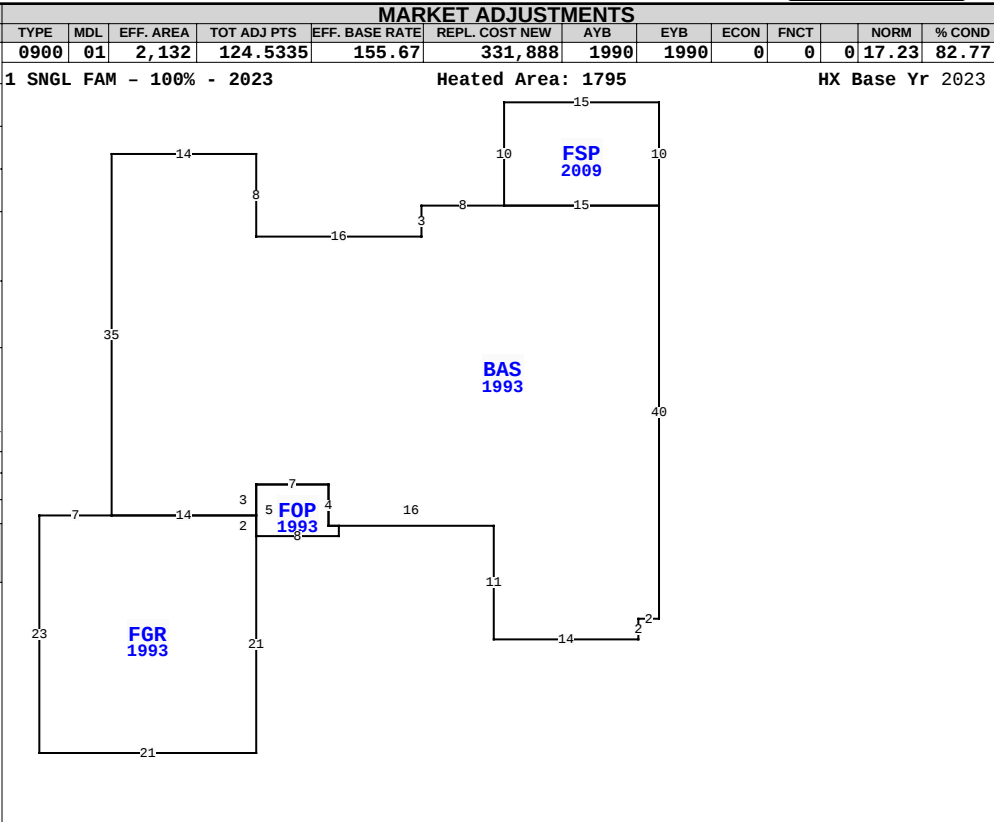
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	1,795	231,283
FGR	483	55	266	34,273
FOP	36	30	11	1,417
FSP	150	40	60	7,731

TOTALS	2,464		2,132	274,704
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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	0810	CONCRETE A	0 100	0	0	725.00	SF	6.50	
3	0911	SCRN RM A	0 100	16	16	256.00	SF	17.50	
4	0810	CONCRETE A	0 100	16	16	256.00	SF	6.50	

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		RSF-2	0.00	0.00	1.00

REVIEW DATE	08/22/2019	BY	DJA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1990	1990	3	68	2,380	
100	1990	1990	3	59.5	2,804	
100	2013	2013	3	60	2,688	
100	2013	2013	3	94	1,564	

TOTAL OB/XF									
9,436									

Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0	Common:	250,000
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NASSAU COUNTY PROPERTY					PAGE 1 of 1		8	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 8				Tax Dist:				
BUILDING MARKET VALUE				274,704				
TOTAL MARKET OB/XF VALUE				9,436				
TOTAL LAND VALUE - MARKET				250,000				
TOTAL MARKET VALUE				534,140				
SOH/AGL Deduction				68,786				
ASSESSED VALUE				465,354				
TOTAL EXEMPTION VALUE				HX HB 50,000				
BASE TAXABLE VALUE				415,354				
TOTAL JUST VALUE				534,140				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				451,800				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
E1326908		NEW CONSTR		0		11/01/2013		
M1217746		H/AC		0		11/01/2012		
B26064		REMODEL		3,500		05/01/2012		
6135		NEW CONSTR		60,100		11/22/1989		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/0988		5/04/2022		WD	Q	I	02	620,000
GRANTOR: STAREK SANDRA JEAN								
GRANTEE: DOWELL BRIAN AVERY								
1706/0183		10/22/2010		WD	Q	I	02	225,000
GRANTOR: TOMLINSON CHARLES M J								
GRANTEE: STAREK SANDRA JEAN								
BUILDING NOTES								
BUILDING DIMENSIONS								
FSP=[YR=2009] W15 S10 BAS=[YR=1993] W8 S3 W16 N8 W14 S35								
FGR=[YR=1993] W7 S23 E21 N21 FOP=[YR=1993] E8N1W1N4 W7 S5 \$								
N2 W14 \$ E14 N3 E7 S4 E16 S11 E14 N2 E2 N40 W15 \$ E15 N10 \$.								