



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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 100
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	
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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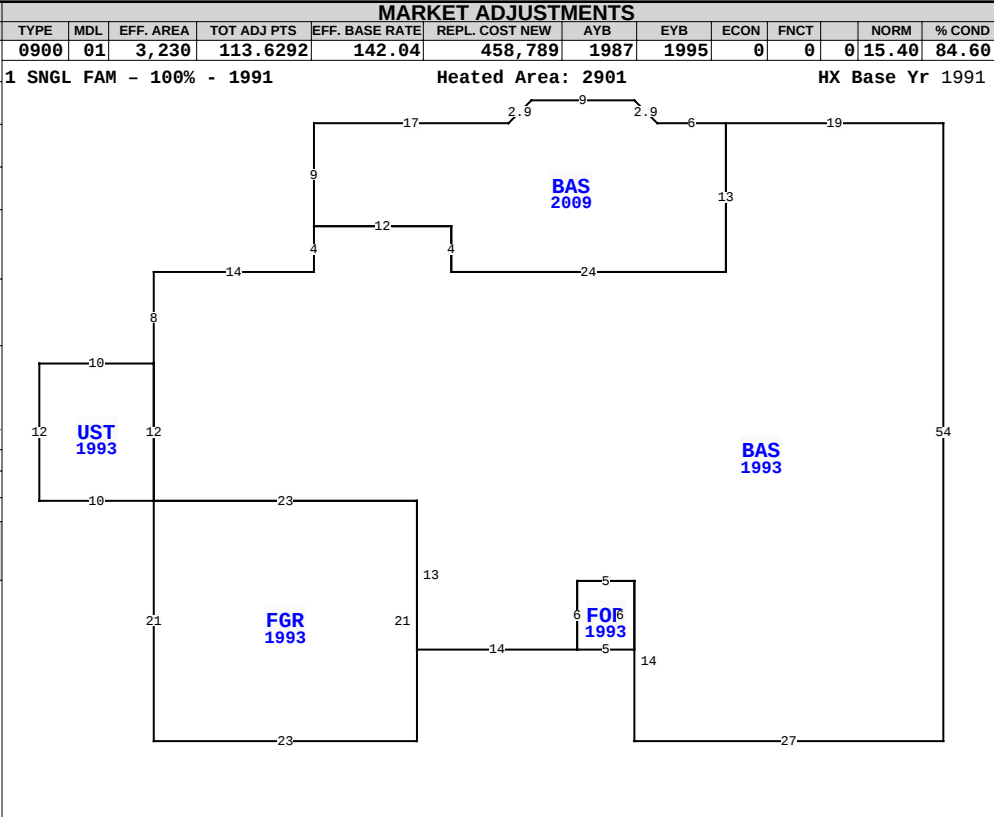
NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,459	100	2,459	295,487
BAS	442	100	442	53,114
FGR	483	55	266	31,964
FOP	30	30	9	1,081
UST	120	45	54	6,489

TOTALS	3,534		3,230	388,135
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,864.00	SF	4.00
2	0810	CONCRETE A	0	100	57	3	171.00	SF	6.50
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	1076	TRELLIS A	0	100	13	14	182.00	SF	7.50

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,864.00	SF	4.00	4.00	100	1987	1987	3	52	3,877	
2	0810	CONCRETE A	0	100	57	3	171.00	SF	6.50	6.50	100	1987	1987	3	52	578	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
4	1076	TRELLIS A	0	100	13	14	182.00	SF	7.50	7.50	100	2009	2009	3	56	764	

TOTAL OB/XF										6,459							
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	LAND VALUE
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										8							
VALUATION BY										STANDARD							
Tax Group: 8										Tax Dist:							
BUILDING MARKET VALUE										388,135							
TOTAL MARKET OB/XF VALUE										6,459							
TOTAL LAND VALUE - MARKET										250,000							
TOTAL MARKET VALUE										644,594							
SOH/AGL Deduction										377,254							
ASSESSED VALUE										267,340							
TOTAL EXEMPTION VALUE										HX HB 50,000							
BASE TAXABLE VALUE										217,340							
TOTAL JUST VALUE										644,594							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										557,873							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006862	ROOF PORCH.	80,000	06/10/2024
B21876	ADDITION	110,000	09/01/2008
B863751	N/A	55,630	12/09/1986

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2676/1003	10/26/2023	WD	U	I	11	100			
GRANTOR: FLETCHER J CARTER & S									
GRANTEE: CNS REVOCABLE FAMIL									
0611/0573	11/02/1990	WD	Q	I		145,000			
GRANTOR: BARLOW ROB & RHONDA									
GRANTEE: FLETCHER J CARTER									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 BAS=[YR=2009] W6 U2 L2 W9 L2 D2 W17 S9 E12 S4 E24 N13\$ S13 W24 N4 W12 S4 W14 S8 UST=[YR=1993] W10 S12 E10 N12\$ S12 FGR=[YR=1993] S21 E23 N21 W23\$ E23 S13 E14 FOP=[YR=1993] E5 N6 W5 S6\$ N6 E5 S14 E27 N54\$.									