



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

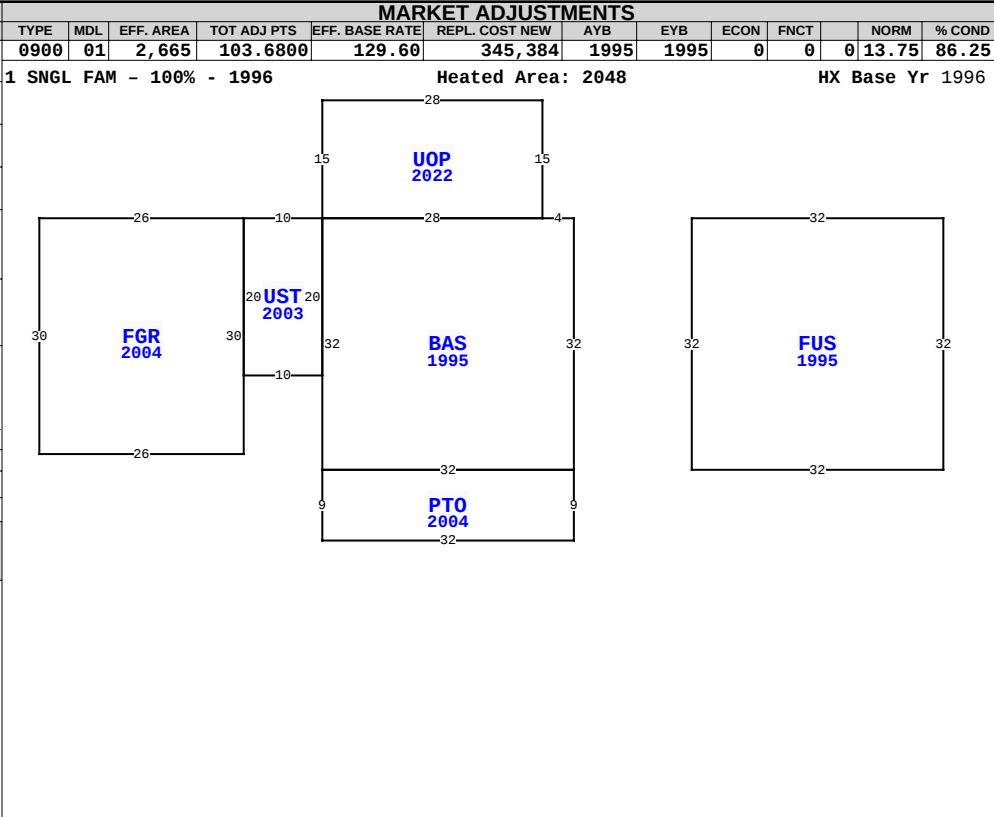
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	114,462
FGR	780	55	429	47,953
FUS	1,024	100	1,024	114,462
PTO	288	5	14	1,565
UOP	420	20	84	9,389
UST	200	45	90	10,060

TOTALS	3,736		2,665	297,894
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0 100	0	0	1,889.00	SF	4.00	4.00
3	0861	POOL GUNIT	0 100	0	0	466.00	SF	85.00	85.00
4	0845	KOOL DECK	0 100	0	0	884.00	SF	7.25	7.25
5	0855	CONC PAVER	0 100	0	0	288.00	SF	10.00	10.00
6	0810	CONCRETE A	0 100	5	5	25.00	SF	6.50	6.50
7	0855	CONC PAVER	0 100	0	0	550.00	SF	10.00	10.00

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	03/14/2024
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540	
2	0812	CONCRETE C	0 100	0	0	1,889.00	SF	4.00	4.00	100	2004	2004	3	84	6,347	
3	0861	POOL GUNIT	0 100	0	0	466.00	SF	85.00	85.00	100	2007	2007	3	48	19,013	
4	0845	KOOL DECK	0 100	0	0	884.00	SF	7.25	7.25	100	2007	2007	3	88	5,640	
5	0855	CONC PAVER	0 100	0	0	288.00	SF	10.00	10.00	100	2007	2007	3	88	2,534	
6	0810	CONCRETE A	0 100	5	5	25.00	SF	6.50	6.50	100	2007	2007	3	88	143	
7	0855	CONC PAVER	0 100	0	0	550.00	SF	10.00	10.00	100	2016	2016	3	96	5,280	

TOTAL OB/XF										40,497						
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		297,894	
TOTAL MARKET OB/XF VALUE		40,497	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		458,391	
SOH/AGL Deduction		178,256	
ASSESSED VALUE		280,135	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		230,135	
TOTAL JUST VALUE		458,391	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		407,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18634	ADDITION	28,000	10/01/2006
B0412650	XFOB	2,000	04/01/2004
B0311131	NEW CONSTR	32,010	05/01/2003
R035050	REPAIR/RRF	1,000	05/01/2003
B9401550	NEW CONSTR	85,000	12/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0719/0356	11/30/1994	WD	Q	V		20,500	
GRANTOR: WAAS GLYNDON H JR							
GRANTEE: JONES GARDNER S & K							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W4 UOP=[YR=2022] N15 W28 S15 E28\$ W28									
UST=[YR=2003] W10 FGR=[YR=2004] W26 S30 E26 N30\$ S20 E10									
N20\$ S32 PTO=[YR=2004] S9 E32 N9 W32\$ E32 N32\$ PTR= E15									
FUS=[YR=1995] E32S32 W32 N32 \$ W15 \$.									