



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

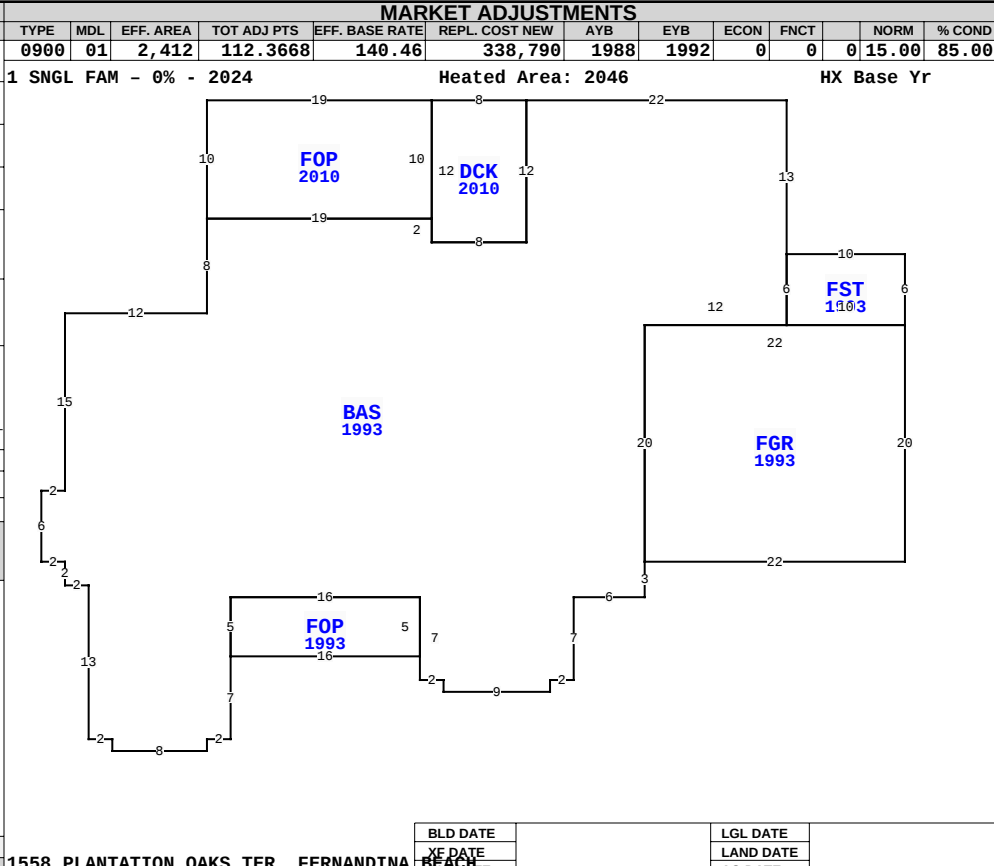
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2,046	244,274
DCK	96	10	10	1,194
FGR	440	55	242	28,892
FOP	80	30	24	2,865
FOP	190	30	57	6,805
FST	60	55	33	3,940

TOTALS	2,912		2,412	287,972
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	
2	0812	CONCRETE C	0	0	0	0	1,328.00	SF	4.00	4.00	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
4	1242	WD DECK A	0	0	49	12	588.00	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	UNIT TYPE	NOTES
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT	



TOTAL OB/XF											
6,662											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			287,972
TOTAL MARKET OB/XF VALUE			6,662
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			544,634
SOH/AGL Deduction			0
ASSESSED VALUE			544,634
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			544,634
TOTAL JUST VALUE			544,634
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			531,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4725	NEW CONSTR	82,300	03/14/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/1595	6/05/2023	WD	Q	I	01	605,000
GRANTOR: ANDERSON DONALD J & T						
GRANTEE: GREANEY KEVIN J & E						
0864/1524	1/28/1999	WD	Q	I		141,000
GRANTOR: LOVING DEBORAH K F/N/						
GRANTEE: ANDERSON DONALD J &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W10 BAS=[YR=1993] N13 W22 DCK=[YR=2010] W8 FOP=[YR=2010] W19 S10 E19 N10\$ S12 E8 N12\$ S12 W8 N2 W19 S8 W12 S15 W2 S6 E2 S2 E13 E2S1 E8 N1 E2 N7FOP=[YR=1993] E16 N5 W16 S5\$ N5 E16 S7 E2 S1 E9 N1 E2 N7 E6 N3 FGR=[YR=1993] E22 N20 W22S20\$ N20 E12 N6\$ S6 E10 N6\$.											