

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,235	100	1,235
FDG	420	60	252
FOP	99	30	30
FOP	148	30	44
FOP	204	30	61
FUS	717	100	717
TOTALS	2,823		2,339

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	- 100%	- 2023									
				Heated Area:	1952			HX Base Yr	2023			

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	
1	0810	CONCRETE A	0	100	0	644.00	SF	6.50	6.50	100	2001	2001	
2	0810	CONCRETE A	0	100	16	48.00	SF	6.50	6.50	100	2001	2001	
3	0819	CONC 12"	0	100	4	20.00	SF	9.50	9.50	100	2001	2001	
4	1126	CB/STC 8"	0	100	39	78.00	SF	8.00	8.00	100	2001	2001	
5	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2001	2001	
6	0476	VF 6 SBPL	0	100	0	70.00	LF	32.00	32.00	100	2001	2001	
7	0476	VF 6 SBPL	0	100	0	4.00	LF	16.00	16.00	100	2001	2001	
										TOTAL OB/XF			5,847

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		R-2	0.00	0.00	32.00	FF		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			452,522
TOTAL MARKET OB/XF VALUE			5,847
TOTAL LAND VALUE - MARKET			128,000
TOTAL MARKET VALUE			586,369
SOH/AGL Deduction			234,732
ASSESSED VALUE			351,637
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			301,637
TOTAL JUST VALUE			586,369
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			557,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004202	NEW CONSTR	121,000	10/19/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/1831	7/11/2022	WD Q	Q	I	01	689,000
GRANTOR: WATKINS MICHAEL T & D						
GRANTEE: BOLE KATHERINE E						
1945/0706	10/31/2014	WD Q	Q	I	01	345,000
GRANTOR: MIKLAS JOEL R						
GRANTEE: WATKINS MICHAEL T &						

BUILDING NOTES												
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BUILDING DIMENSIONS												
FDG=[YR=2001] W20 S21 FOP=[YR=2001] S4 BAS=[YR=2001] W12 S68 E14 FOP=[YR=2001] S6 E14 N26 W6 S20 W8 \$ E8 N26 R2 U3 N5 U3 L2 W4 FOP=[YR=2001] N30 W5S28 R2 D2 E3 \$ W3 L2 U2 N29 W1 \$ E1 S1 E19 N5 W20 \$ E20 N21\$ PTR= E15S50 FUS=[YR=2001] E13 S5 W1 S14 E10 S22 W22 N41\$ N50W15 \$.												