



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
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	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1043.00
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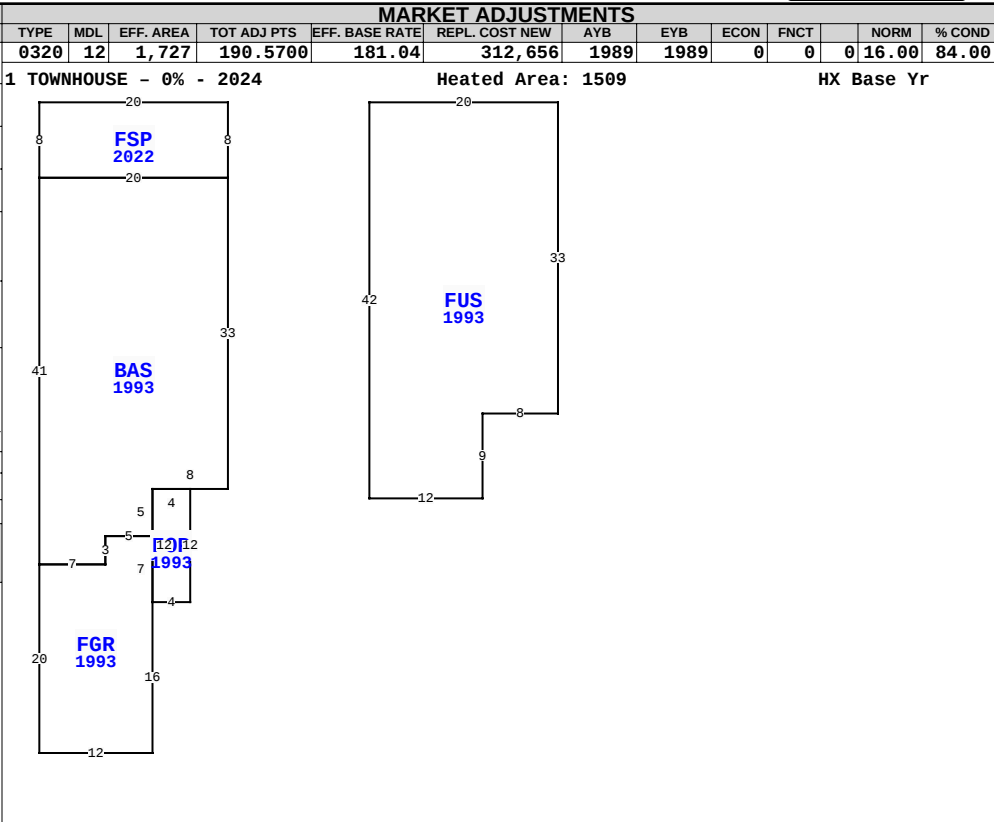
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	741	100	741	112,687
FGR	255	55	140	21,291
FOP	48	30	14	2,129
FSP	160	40	64	9,733
FUS	768	100	768	116,793

TOTALS	1,972		1,727	262,631
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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	0	0	0	720.00	SF	4.00
2	0755	FSP	0	0	8	10	80.00	SF	20.00
3	0755	FSP	0	0	10	8	80.00	SF	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-2	25.00	115.00	25.00

REVIEW DATE	05/12/2019	BY	KBA
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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	0	0	0	720.00	SF	4.00	4.00	100	1989	1989	3	57	1,642	
2	0755	FSP	0	0	8	10	80.00	SF	20.00	20.00	100	1997	1997	3	20	320	
3	0755	FSP	0	0	10	8	80.00	SF	20.00	20.00	100	2006	2006	3	27	432	

TOTAL OB/XF										2,394							
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	0		R-2	25.00	115.00	25.00	FF		1.00	1.00	1.50	4,500.00	6,750.00	168,750

Total Acres:	0.00	Total Land Value:	168,750	Market:	0	Agricultural:	0	Common:	168,750
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		262,631	
TOTAL MARKET OB/XF VALUE		2,394	
TOTAL LAND VALUE - MARKET		168,750	
TOTAL MARKET VALUE		433,775	
SOH/AGL Deduction		0	
ASSESSED VALUE		433,775	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		433,775	
TOTAL JUST VALUE		433,775	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		451,768	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042254	REPAIR/RRF	2,000	12/03/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2669/607	9/15/2023	WD	Q	I	01	505,000
GRANTOR: MILLER MICHELLE L						
GRANTEE: GRAHAM ANDREA P						
2340/0435	1/18/2020	QC	U	I	11	100
GRANTOR: MILLER MICHELLE L & L						
GRANTEE: MILLER MICHELLE L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2022] W20 S8 BAS=[YR=1993] S41 FGR=[YR=1993] S20 E12 N16 FOP=[YR=1993] E4 N12 W4 S12\$N7 W5 S3 W7\$ E7 N3 E5 N5 E8 N33 W20\$ E20 N8\$ PTR= E15 FUS=[YR=1993] E20 S33 W8 S9 W12 N42\$ W15\$.									