

ELEMENT

CD

CONSTRUCTION

Exterior Wall

15

CONC BLOCK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

03

PLASTER 100

Interior Floo

12

HARDWOOD 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

1.5

100

Frame

03

MASONRY 100

Stories

1.

1. 100

Units

0

100

BUD8 Adjustme

02

DIST FB 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1007.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,581

100

1,581

121,329

FGR

520

55

286

21,948

FOP

25

30

8

614

TOTALS

2,126

1,875

143,890

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

Q

% COND

OB/XF MKT VALUE

NOTES

1

0810

CONCRETE A

0

100

0

0

1,042.00

SF

6.50

6.50

100

1980

1980

3

32.5

2,201

2

1242

WD DECK A

0

100

0

0

500.00

SF

10.00

10.00

100

1990

1990

3

20

1,000

LAND DESCRIPTION

L

N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

SFR

100

0006

R-1

117.00

208.00

1.00

LT

1.00

1.00

1.00

275,000.00

275,000.00

275,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 275,000

Market: 0

Agricultural: 0

Common: 275,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,875

102.9000

97.76

183,300

1958

1980

0

0

0

21.50

78.50

1 SINGLE FAM - 100% - 2021

Heated Area: 1581

HX Base Yr 2021

31

56

26

26

31

25

5

5

5

5

BAS

1993

FGR

1993

FOP

1993

NASSAU COUNTY PROPERTY

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2

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

143,890

TOTAL MARKET OB/XF VALUE

3,201

TOTAL LAND VALUE - MARKET

275,000

TOTAL MARKET VALUE

422,091

SOH/AGL Deduction

162,119

ASSESSED VALUE

259,972

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

209,972

TOTAL JUST VALUE

422,091

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

365,934

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20112046

MECH OTHER

3,000

11/15/2011

20081728

ELEC OTHER

750

11/20/2008

20021454

REPAIR/RRF

0

08/26/2002

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2190/1662

4/16/2018

WD U

I

30

190,000

GRANTOR: CARTER EDWIN EUGENE J

GRANTEE: CARTER PATRICIA A

1754/1712

7/21/2011

QC U

I

11

100

GRANTOR: CARTER PATSY & EDWIN

GRANTEE: CARTER EDWIN EUGENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S31 E25 FOP=[YR=1993] E5 N5 W5S5\$ N5 E31
FGR=[YR=1993] E20 N26 W20S26\$ N26\$.