



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	1,840	411,482
FGR	504	55	277	61,946
FOP	144	30	43	9,616
FSP	187	40	75	16,773
TOTALS	2,675		2,235	499,815

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	100	0	766.00	SF	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		R-2	0.00	0.00	42.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,235	150.5966	225.89	504,864	2020	2020	0	0	1.00	99.00
1 SFR CUST - 100% - 2021											
Heated Area: 1840											
HX Base Yr 2021											

TOTAL OB/XF											
7,583											

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7,583											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		499,815	
TOTAL MARKET OB/XF VALUE		7,583	
TOTAL LAND VALUE - MARKET		184,800	
TOTAL MARKET VALUE		692,198	
SOH/AGL Deduction		201,852	
ASSESSED VALUE		490,346	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		440,346	
TOTAL JUST VALUE		692,198	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		559,525	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200030	NEW CONSTR	254,254	03/17/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2390/1248	9/04/2020	WD	Q	I	01
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: WESCHE JESSICA L					
2248/0536	1/07/2019	SW	U	V	30
GRANTOR: AMELIA PARK TND LLC					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2020] W22 S21 FSP=[YR=2020] W9 S11 BAS=[YR=2020] S32 W1 S23 E3 FOP=[YR=2020] S8 E18 N8 W18 \$ E29 N63 W14 S8 W17 \$ E17 N11 W8 \$ E8 S3 E14 N24 \$.									