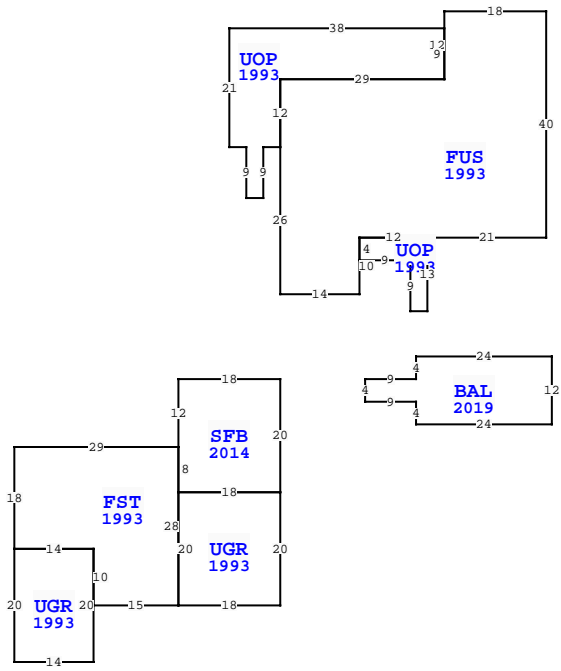




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	50
Exterior Wall	17	CB STUCCO	50
Roof Structure	02	SHED	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	1044.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAL	324	15	49
FST	672	55	370
FUS	1,672	100	1,672
SFB	360	80	288
UGR	280	45	126
UGR	360	45	162
UOP	75	20	15
UOP	477	20	95
TOTALS	4,220		2,777
			303,395

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,777	107.9040	134.88	374,562	1985	1985	0	0	19.00	81.00		
1 SNGL FAM - 0% - 0													
Heated Area: 1960													
HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			303,395
TOTAL MARKET OB/XF VALUE			7,208
TOTAL LAND VALUE - MARKET			223,300
TOTAL MARKET VALUE			533,903
SOH/AGL Deduction			0
ASSESSED VALUE			533,903
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			533,903
TOTAL JUST VALUE			533,903
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			520,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190007	UPPERDECK	0	01/15/2019
20150489	INTREM	16,500	03/06/2015
20060372	REPAIR/RRF	1,800	02/21/2006
6553	REMODEL	9,000	05/20/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/1808	3/07/2019	QC	U	I	11	100

GRANTOR: COKER DALE M & SUSAN
GRANTEE: COKER DALE & SUSAN

2201/0643	6/01/2018	WD	Q	I	01	465,000
GRANTOR: CASWELL DONALD E & KA GRANTEE: COKER DALE M & SUSAN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
SFB=[YR=2014] W18 S12 FST=[YR=1993] W29 S18 UGR=[YR=1993] S20 E14 N20 W14\$ E14 S10 E15 UGR=[YR=1993] E18 N20 W18 S20\$ N28\$ S8 E18 N20\$ PTR= N15 FUS=[YR=1993] N26 UOP=[YR=1993] W3 S9 W3 N9 W3 N21 E38 S9W29 S12\$ N12 E29 N12 E18 S40W21 UOP=[YR=1993] S13 W3 N9 W9 N4 E12\$ W12 S10 W14\$ S15\$ PTR=E15 BAL=[YR=2019] E9N4E24S12W24N4W9N4\$ W15\$.	

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	2,679.00	SF	4.00	4.00	100	1985	1985	3	47	5,037	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
3	0820	WOOD WALK	0	0	10	3	30.00	SF	11.75	11.75	100	1985	1985	3	40	141	
TOTAL OB/XF 7,208																	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0		R-1	77.00	187.00	77.00	FF		1.00	1.00	1.00	2,900.00	2,900.00	223,300							