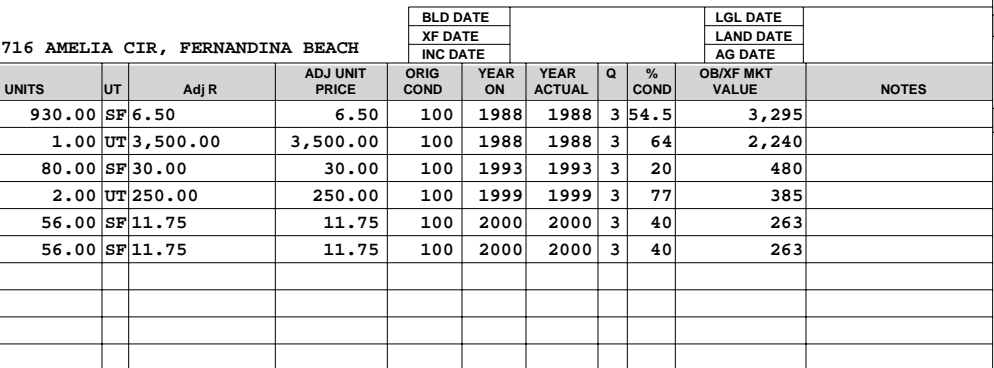


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
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	1,345 100 1,345 119,584
BAS	280 100 280 24,895
FGR	483 55 266 23,650
FOP	72 30 22 1,956
UOP	210 20 42 3,734
TOTALS	2,390 1,955 173,819

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,955	110.1030	104.60	204,493	1988	1992	0	0	15.00	85.00		
1 SINGLE FAM - 0% - 0 Heated Area: 1625 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			173,819
TOTAL MARKET OB/XF VALUE			6,926
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			405,745
SOH/AGL Deduction			81,781
ASSESSED VALUE			323,964
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			323,964
TOTAL JUST VALUE			405,745
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			397,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19990295	REPAIR/RRF	1,200	04/27/1999
19984714	ADDITION	20,000	12/28/1998
983544	ADDITION	3,000	04/13/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/1369	2/02/1993	WD	Q	I		78,500
GRANTOR: SMITH ELWYN & CHERYL						
GRANTEE: CARTER PETER & MAR						
0554/0560	10/12/1988	WD	Q	I		77,000
GRANTOR: M FIELDING DESIGN						
GRANTEE: SMITH ELWYN H						

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	0	0	0		930.00	SF	6.50	6.50	100	1988	1988	3	54.5	3,295	
2	0500	FP-PRE FAB	0	0	0	0		1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	0940	SHEDS/PORT	0	0	8	10		80.00	SF	30.00	30.00	100	1993	1993	3	20	480	
4	0962	SKYLIGHT	0	0	0	0		2.00	UT	250.00	250.00	100	1999	1999	3	77	385	
5	0820	WOOD WALK	0	0	4	14		56.00	SF	11.75	11.75	100	2000	2000	3	40	263	
6	0820	WOOD WALK	0	0	4	14		56.00	SF	11.75	11.75	100	2000	2000	3	40	263	
TOTAL OB/XF															6,926			

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	DPH 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	0006	R-1	75.00	107.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE																								
05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS																								