

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structur	03	GABLE/HIP	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		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	05	Quality Level	05	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1046.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,353	100	1,353	185,291
FGR	399	55	219	29,991
FOP	25	30	8	1,095
TOTALS	1,777		1,580	216,378

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,580	130.0398	162.55	256,829	1988	1988	0	0	15.75	84.25
1 SNGL FAM - 100% - 2020 Heated Area: 1353 HX Base Yr 2020											

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	20	3		SF	6.50	100	1988	1988	3	54.5	213	
2	0811	CONCRETE B	0	100	39	16		SF	5.20	100	1988	1988	3	54.5	1,768	
3	0810	CONCRETE A	0	100	10	7		SF	6.50	100	1988	1988	3	54.5	248	
4	0755	FSP	0	100	12	10		SF	20.00	100	2005	2005	3	24	576	

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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		216,378			
TOTAL MARKET OB/XF VALUE		2,805			
TOTAL LAND VALUE - MARKET		175,000			
TOTAL MARKET VALUE		394,183			
SOH/AGL Deduction		159,802			
ASSESSED VALUE		234,381			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		184,381			
TOTAL JUST VALUE		394,183			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		339,145			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173279	HBSIDE	13,400	10/25/2017
20053090	ADDITION	8,000	11/29/2005
20053078	REPAIR/RRF	2,000	11/28/2005
4566	NEW CONSTR	37,000	11/12/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2346/1143	3/02/2020	QC	U	I	11	100
GRANTOR: GRIFFITHS PAUL						
GRANTEE: GRIFFITHS ELLEN						
2138/1958	8/01/2017	WD	U	I	30	21,700
GRANTOR: GRIFFITHS ELLEN L & P						
GRANTEE: GRIFFITHS PAUL & EL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W50 S13 W1 S6 E1 S13 E23 FOP=[YR=1993] E5 N5 W5 S5\$ N5 E5 S5 E3 FGR=[YR=1993] S9 E19 N21 W19 S12\$ N12 E19 N20\$.	