

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	14 CARPET 80
Interior Floo	11 CLAY TILE 20
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,955	120.3048	150.38	293,993	1995	1995	0	0	13.50	86.50		
1 SNGL FAM - 100% - 1996 Heated Area: 1717 HX Base Yr 1996													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024
INC DATE		AG DATE	MLU

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	1,717	100	1,717	223,345
FGR	400	55	220	28,618
FOP	28	30	8	1,041
PTO	210	5	10	1,301
TOTALS	2,355		1,955	254,304

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0811	CONCRETE B	0	100	39	16	SF	5.20	5.20	100	1995	1995	3	70	2,271	
3	0810	CONCRETE A	0	100	23	3	SF	6.50	6.50	100	1995	1995	3	70	314	

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	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		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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			254,304
TOTAL MARKET OB/XF VALUE			5,280
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			434,584
SOH/AGL Deduction			293,936
ASSESSED VALUE			140,648
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			90,648
TOTAL JUST VALUE			434,584
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			378,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8882	NEW CONSTR	74,235	02/20/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2238/0429	11/14/2018	QC	U	I	11	100
GRANTOR: FERRIS PAUL BRADLEY						
GRANTEE: FERRIS PAUL B & DIA						
0729/1168	5/15/1995	WD	Q	I		106,400
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: FERRIS PAUL BRADLEY						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1995] W26 PTO=[YR=1995] N10 W21 S10 E21 \$ W24 S14 L2 D2 S4 R2 D2 S3 FGR=[YR=1995] S20 E20 N11 FOP=[YR=1995] E7N4 W7 S4 \$ N9 W20 \$ E20 S5 E7 S7 E5 S8 E18 N45 \$.