



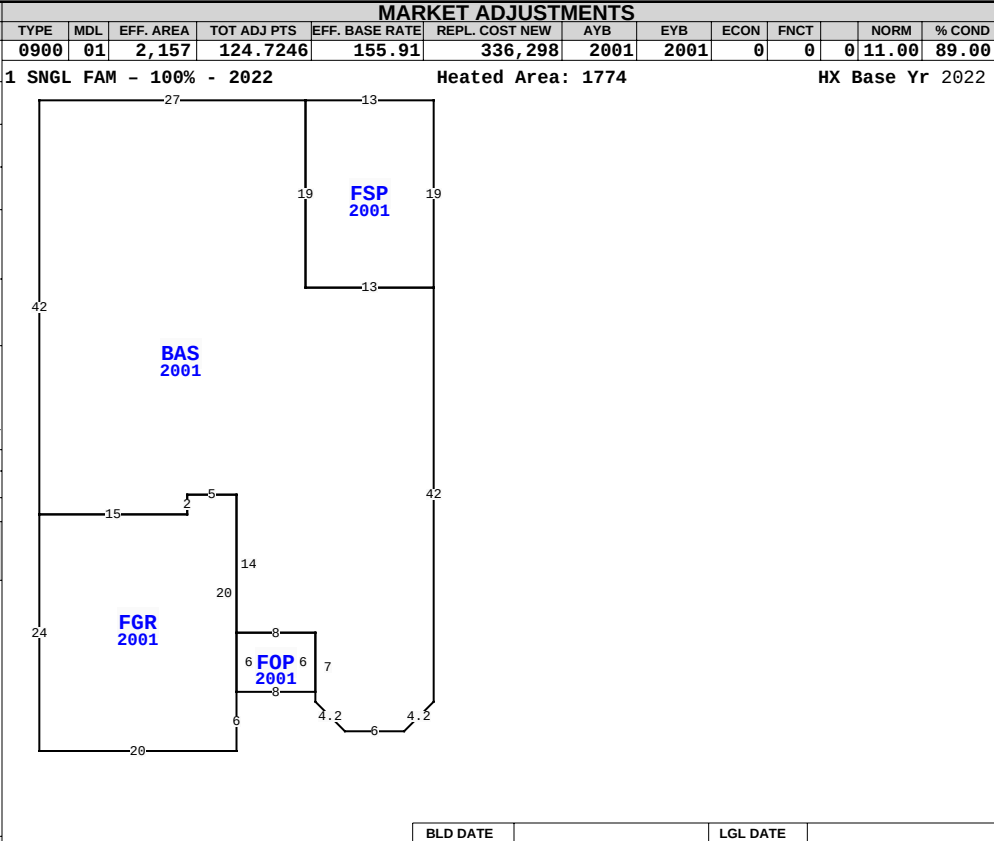
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	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

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,774	100	1,774	246,160
FGR	490	55	270	37,465
FOP	48	30	14	1,943
FSP	247	40	99	13,737
TOTALS	2,559		2,157	299,305



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

EXTRA FEATURES															TOTAL OB/XF				
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	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975			
2	0810	CONCRETE A	0	100	14	4	56.00	SF	6.50	6.50	100	2001	2001	3	80	291			
3	0810	CONCRETE A	0	100	26	16	416.00	SF	6.50	6.50	100	2001	2001	3	80	2,163			
4	1242	WD DECK A	0	100	4	4	16.00	SF	10.50	10.50	100	2001	2001	3	20	34			

LAND DESCRIPTION										TOTAL OB/XF							5,463		
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	LA VAL		
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	185,000.00	203,500.00	2		

NASSAU COUNTY PROPERTY															PAGE 1 of 1				
VALUATION SUMMARY															2				
VALUATION BY															STANDARD				
Tax Group: 2															Tax Dist:				
BUILDING MARKET VALUE															299,305				
TOTAL MARKET OB/XF VALUE															5,463				
TOTAL LAND VALUE - MARKET															203,500				
TOTAL MARKET VALUE															508,268				
SOH/AGL Deduction															0				
ASSESSED VALUE															508,268				
TOTAL EXEMPTION VALUE															HX HB				
BASE TAXABLE VALUE															458,268				
TOTAL JUST VALUE															508,268				
NCON VALUE															0				
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE															494,987				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011278	XFOB	1,000	06/06/2001
20014069	NEW CONSTR	185,000	09/29/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2466/0708	5/28/2021	WD	Q	I	01	520,000	
GRANTOR:ECKLUND DAVID M & DAV							
GRANTEE:MANN TINA & WILLIAM							
2316/0524	10/31/2019	WD	Q	I	02	475,000	
GRANTOR:LAIRD JUSTIN H & JUST							
GRANTEE:ECKLUND DAVID M & D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2001] W13 BAS=[YR=2001] W27 S42 FGR=[YR=2001] S24 E20 N6 FOP=[YR=2001] E8 N6 W8 S6\$ N20 W5 S2 W15 \$ E15 N2 E5 S14 E8 S7 R3 D3 E6 R3 U3 N42 W13 N19 \$ S19 E13 N19\$.									