



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
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	4	100
Bathrooms	3	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
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,613	100	2,613	402,127
FGR	412	55	227	34,934
FOP	76	30	23	3,539
FSP	200	40	80	12,311
UOP	258	20	52	8,003
TOTALS	3,559		2,995	460,916

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,995	117.2556	175.88	526,761	1998	1998	0	0	12.50	87.50
1 SFR CUST - 100% - 2020						Heated Area: 2613		HX Base Yr 2020			
The floor plan diagram illustrates the layout of a single-family residence with the following rooms and dimensions: UOP 2019 (Unfinished Open Porch): 18' x 5' FSP 1998 (Finished Screened Porch): 25' x 8' BAS 1998 (Bathroom): 38' x 11' FGR 1998 (Front Garage): 20' x 16' FOP 1998 (Front Open Porch): 10' x 7' Other labeled dimensions include: 7', 19', 14', 22', 36', 35', 12', 23', 9', 15', 20', 17', 4', 3', 12', 2', 10', 2', 18', 25', 25', 19', 10', 8', 11', 16', 20', 15', 10', 2', 1											

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	1998	1998	3	81	2,835	
2	0911	SCRN RM A	0	100	25	24	600.00	SF	17.50	17.50	100	2019	2019	3	86	9,030	
3	0861	POOL GUNIT	0	100	18	19	342.00	SF	85.00	85.00	100	2019	2019	3	90	26,163	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	86	1,720	
5	0855	CONC PAVER	0	100	0	0	294.00	SF	10.00	10.00	100	2019	2019	3	98	2,881	
6	0855	CONC PAVER	0	100	0	0	534.00	SF	10.00	10.00	100	2019	2019	3	98	5,233	

LAND DESCRIPTION										TOTAL OB/XF										47,862	
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	LA VA				
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	2				
REVIEW DATE		12/05/2019		BY DJ		Total Acres: 0.00			Total Land Value: 225,000				Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY												PAGE 1 of 1		2
VALUATION SUMMARY												STANDARD		
VALUATION BY												Tax Group: 2		
Tax Dist:												Tax Dist:		
BUILDING MARKET VALUE												460,916		
TOTAL MARKET OB/XF VALUE												47,862		
TOTAL LAND VALUE - MARKET												225,000		
TOTAL MARKET VALUE												733,778		
SOH/AGL Deduction												225,764		
ASSESSED VALUE												508,014		
TOTAL EXEMPTION VALUE												50,000		
BASE TAXABLE VALUE												458,014		
TOTAL JUST VALUE												733,778		
NCON VALUE												0		
INCOME VALUE														
PREVIOUS YEAR MKT VALUE												714,771		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190309	SWIM POOL	0	07/09/2019
20190210	SCRNENCLOS	0	06/13/2019
20121311	H/AC	4,031	07/03/2012
983153	NEW CONSTR	129,000	02/10/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2623/1842	3/06/2023	QC	U	I	11	100	
GRANTOR: JANNEY OLIVER M & PAT							
GRANTEE: JANNEY PATRICIA							
2269/0025	4/15/2019	WD	Q	I	01	452,000	
GRANTOR: CLELAND JEFFREY & MIC							
GRANTEE: JANNEY OLIVER M & P							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1998] W11 BAS=[YR=1998] N38 W36 UOP=[YR=2019] N10 W7 S19 W18 S5 FSP=[YR=1998] S8 E25 N8 W25\$ E25 N14\$ S22 W25 S35 E12 FOP=[YR=1998] S2 E10 N9 W8 S7 W2 \$ E2 N7 E23 S9 E15 N17 W3 N4 E12 \$ W12 S4 E3 S16 E20 N20 \$.											