



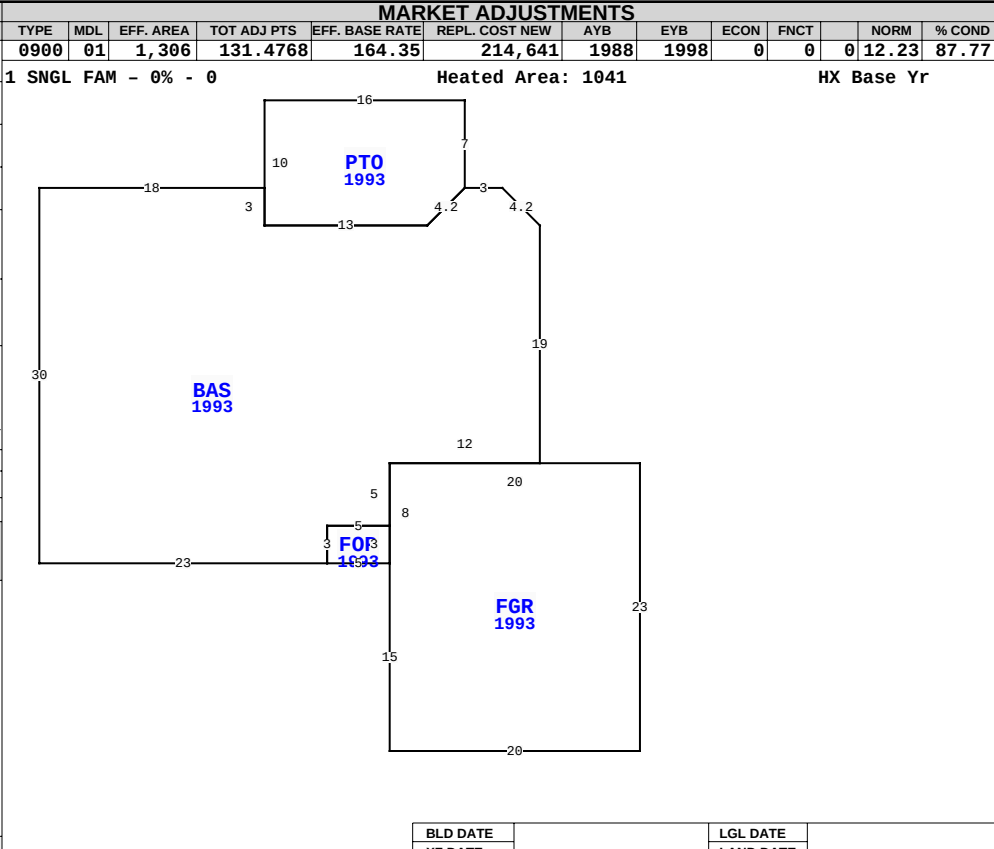
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,041	100	1,041	150,164
FGR	460	55	253	36,496
FOP	15	30	4	577
PTO	156	5	8	1,154
TOTALS	1,672		1,306	188,390

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	42	16	672.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	22	5	110.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-1	0.00	0.00	1.00	LT	



TOTAL OB/XF											
2,898											

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2,898											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
2											
VALUATION BY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
188,390											
TOTAL MARKET OB/XF VALUE											
2,898											
TOTAL LAND VALUE - MARKET											
150,000											
TOTAL MARKET VALUE											
341,288											
SOH/AGL Deduction											
25,245											
ASSESSED VALUE											
316,043											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
316,043											
TOTAL JUST VALUE											
341,288											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
333,012											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111689	REPAIR/RRF	4,725	09/26/2011
20053144	XF0B	1,000	12/09/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/1468	6/15/2021	WD	Q	I	02	305,000
GRANTOR:WITTE MARY MAGUIRE						
GRANTEE:DUNCAN TODD E & REG						
2390/1130	8/10/2020	QC	U	I	11	100
GRANTOR:WITTE DANIEL M & MARY						
GRANTEE:WITTE MARY M						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W3 PTO=[YR=1993] N7 W16 S10 E13 R3 U3 \$ D3 L3 W13 N3 W18 S30 E23 FOP=[YR=1993] E5 FGR=[YR=1993] S15 E20 N23 W20 S8 \$ N3 W5 S3 \$ N3 E5 N5 E12 N19 U3 L3 \$.											