



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100	2,322	406,311
FGR	546	55	300	52,495
FOP	85	30	26	4,549
FOP	300	30	90	15,748
FST	60	55	33	5,775
PTO	250	5	12	2,100

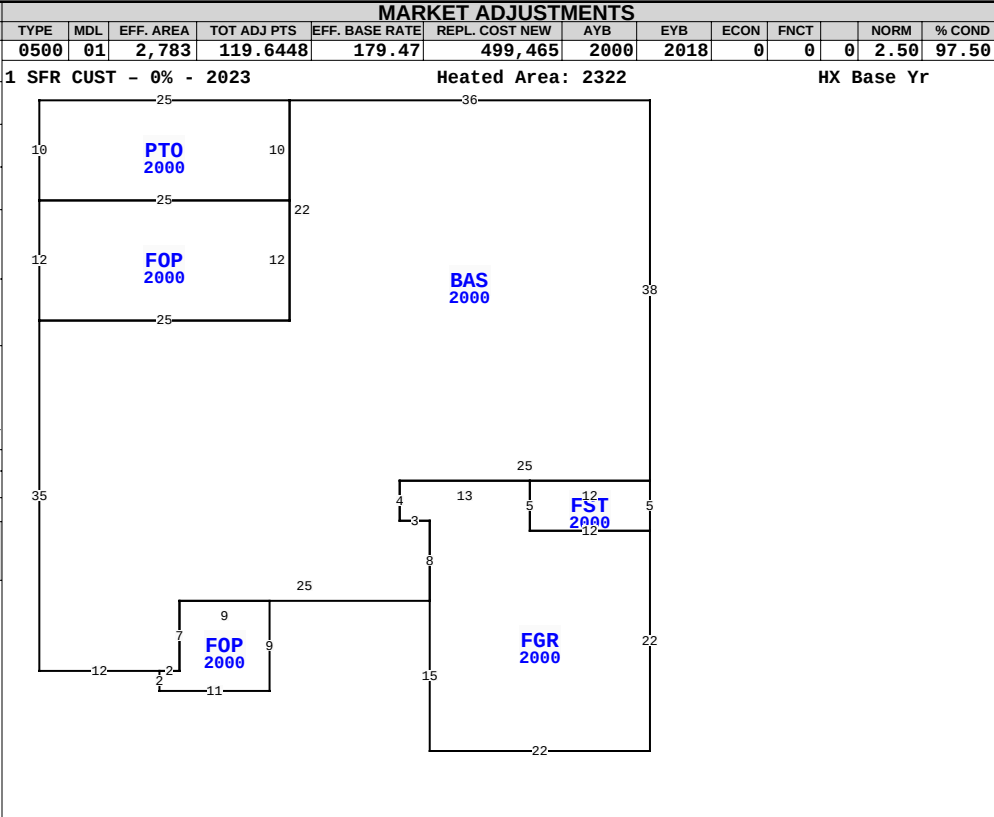
TOTALS	3,563		2,783	486,978
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EXTRA FEATURES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0810	CONCRETE A	0	0	45	16	720.00	SF	6.50	6.50	100	2000	2000	3	79	3,697	
3	0810	CONCRETE A	0	0	79	3	237.00	SF	6.50	6.50	100	2000	2000	3	79	1,217	
4	0819	CONC 12"	0	0	3	9	27.00	SF	9.50	9.50	100	2000	2000	3	79	203	
5	0819	CONC 12"	0	0	5	10	50.00	SF	9.50	9.50	100	2000	2000	3	79	375	
6	1242	WD DECK A	0	0	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	

LAND DESCRIPTION

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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																	8,450
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NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	486,978
TOTAL MARKET OB/XF VALUE	8,450
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	720,428
SOH/AGL Deduction	0
ASSESSED VALUE	720,428
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	720,428
TOTAL JUST VALUE	720,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	698,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121392	H/AC	6,800	07/13/2012
991607	NEW CONSTR	153,000	11/12/1999

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2599/1647	10/26/2022	WD	Q	I	01	939,000

SALES DATA

GRANTOR: ASHBAUGH HENRY S & CH	
GRANTEE: FERGUSON DAVID W &	
0903/0003	10/11/1999 WD Q V 65,000
GRANTOR: BRYLEN HOMES LTD	
GRANTEE: ASHBAUGH HENRY & CH	

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2000] W36 PTO=[YR=2000] W25 S10 FOP=[YR=2000] S12 E25 N12 W25 \$ E25 N10 \$ S22 W25 S35 E12 FOP=[YR=2000] S2 E11 N9 W9 S7 W2 \$ E2 N7 E25 FGR=[YR=2000] S15 E22 N22 FST=[YR=2000] N5 W12 S5 E12 \$ W12 N5 W13 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$.