

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1044.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAL	117	15	18
BAL	164	15	25
BAL	177	15	27
BAS	1,064	100	1,064
FEP	184	80	147
FOP	69	30	21
FSP	431	40	172
FST	454	55	250
SFB	52	80	42
STR	54	10	5
TOTALS	3,360		2,009
			190,758

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,009	113.5820	107.90	216,771	1979	1999	0	0	12.00	88.00		
1 SINGLE FAM - 0% - 2023													
Heated Area: 1106													
HX Base Yr													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		190,758	
TOTAL MARKET OB/XF VALUE		6,142	
TOTAL LAND VALUE - MARKET		360,000	
TOTAL MARKET VALUE		556,900	
SOH/AGL Deduction		0	
ASSESSED VALUE		556,900	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		556,900	
TOTAL JUST VALUE		556,900	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		548,629	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101916	H/AC	5,000	11/04/2010
20090624	ELEC OTHER	1,600	05/21/2009
20090501	REPAIR/RRF	6,855	04/23/2009
20090357	XFOB	40,000	03/18/2009
20090358	REPAIR/RRF	700	03/18/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2207/0034	6/26/2018	WD	Q	I	02	393,500
GRANTOR: CLARK HORACE B III &						
GRANTEE: MCELHANNON TIMOTHY						
0886/0066	6/08/1999	WD	Q	I		178,000
GRANTOR: BOWEN GLEN A & SHIRLE						
GRANTEE: CLARK HORACE B III						

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

BUILDING NOTES	
BAL=[YR=2009] W7 STR=[YR=2009] N8 E6 N4 W10 S8 W3 S4 E7\$ W7 N7 W11 FSP=[YR=2009] W25 S24 E2 BAL=[YR=2009] S10 E6 S16 E4 FOP=[YR=2009] E23 BAL=[YR=2009] E3 N2 E6 STR=[YR=2009] E3 S6 E6 N4 W3 N6 W6 S4\$ N4 E6 N5 BAS=[YR=1993] N28 W38 S28 E38\$ W15 S11\$ N3 W23 S3\$ N3 FEP=[YR=2009] E23 N8 W23 S8\$ N23 W10\$ E10 N13 E13 N11\$ S11 E25 N4\$ PTR=E15 UST=[YR=2009] E4 UGR=[YR=2009] E12 UST=[YR=2009] E3 SFB=[YR=2009] E4 FST=[YR=2009] E15 S27 W12 N1 W7 N13 E4 N13\$ S13 W4 N13\$ S13 W3 N13\$ S13 E3 S13 W3 S1 W16 N14 E4 N13\$ S13 W4 N13\$ W15\$.	

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	0811	CONCRETE B	0	0	0	760.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,284	
2	0811	CONCRETE B	0	0	0	703.00	SF	5.20	5.20	100	1999	1999	3	77	2,815	
3	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	83	1,660	
4	1241	WD DECK G	0	0	5	50.00	UT	11.50	11.50	100	2008	2008	3	52	299	
5	1242	WD DECK A	0	0	6	24.00	SF	10.00	10.00	100	2008	2008	3	35	84	

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	DPTH 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-2	100.00	100.00	100.00	FF		1.00	1.00	0.80	4,500.00	3,600.00	360,000							