



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1044.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	991	100	991	158,278
FGR	601	55	331	52,865
FOP	42	30	13	2,076
FOP	502	30	151	24,117
FOP	502	30	151	24,117
FUS	1,529	100	1,529	244,204
STP	26	10	3	479
STR	42	10	4	639
STR	63	10	6	958
TOTALS	4,298		3,179	507,734

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	0	0	464.00	SF	10.00	10.00	100	2019
2	0861	POOL GUNIT	0	0	0	0	233.00	SF	85.00	85.00	100	2019
3	0855	CONC PAVER	0	0	0	0	363.00	SF	10.00	10.00	100	2019
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019
5	1126	CB/STC 8"	0	0	0	0	311.00	SF	8.00	8.00	100	2019

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
1	000000	C	VAC RES	0		R-3	0.00	0.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,179	108.3760	162.56	516,778	2019	2019	0	0	0	1.75	98.25
1 SFR CUST - 0% - 0 Heated Area: 2520 HX Base Yr												

TOTAL OB/XF 30,087												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	0	0	464.00	SF	10.00	10.00	100	2019
2	0861	POOL GUNIT	0	0	0	0	233.00	SF	85.00	85.00	100	2019
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		507,734	
TOTAL MARKET OB/XF VALUE		30,087	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		837,821	
SOH/AGL Deduction		19,059	
ASSESSED VALUE		818,762	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		818,762	
TOTAL JUST VALUE		837,821	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		815,698	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182499	SWIM POOL	34,000	07/13/2018
20180522	NEW CONSTR	347,217	02/14/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES						
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BUILDING DIMENSIONS
FOP=[YR=2019] W15 STP=[YR=2019] W13 S2 E13 N2\$ S2 W13 N2 W16 S12 BAS=[YR=2019] S27 STR=[YR=2019] S6 E7 N6 W7\$ E7 S6 E5 FOP=[YR=2019] S7 E6 FGR=[YR=2019] E26 N26 W4 S3 W19 S3 W3 S20\$ N7 W6 \$ E6 N13 E3 N3 E19 N3 E4 N14 W44\$ E44 N12\$ PTR=E15 FOP=[YR=2019] E16 S2 E13 N2 E15 S12 FUS=[YR=2019] S40 W20 N7 W17 STR=[YR=2019] W7 N9 E7 S9\$ N9 W7 N24 E44\$ W44 N12\$ W15\$.