

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 80

04PLYWOOD 20

14CARPET 80

08SHT VINYL 20

03CENTRAL 100

04AIR DUCTED 100

3 100

2 100

02WOOD FRAME 100

1. 1. 100

0 100

02DIST FB 100

00NONE 100

03Quality Level 03

0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1007.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,6601001,660134,983

FOP6430191,545

FST9055504,066

UOP22420453,660

TOTALS2,0381,774144,253

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0100379333.00SF6.506.5010019751975326563

20810CONCRETE A010012336.00SF6.506.501001975197532661

30810CONCRETE A010000402.00SF6.506.50100201120113922,404

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFR1000006R-175.00100.001.00LT1.001.001.00175,000.00175,000.00175,000REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,774106.0000100.70178,6421975197500019.2580.75

1 SINGLE FAM - 100% - 2006Heated Area: 1660HX Base Yr 2006

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

TOTAL OB/XF3,028

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE144,253

TOTAL MARKET OB/XF VALUE3,028

TOTAL LAND VALUE - MARKET175,000

TOTAL MARKET VALUE322,281

SOH/AGL Deduction207,643

ASSESSED VALUE114,638

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE64,638

TOTAL JUST VALUE322,281

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE315,535

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I / RSN CD SALE PRICE

1380/16821/11/2006WDUUI21165,000

GRANTOR:SOUTHWELL LINDA K

GRANTEE:ARCHER JEFFREY D &

1251/12648/09/2004QCUI01100

GRANTOR:SOUTHWELL CHARLES HUN

GRANTEE:SOUTHWELL LINDA K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=2013] N8 W28 S8 E28\$ W28
FST=[YR=1993] W9 S10 E9 N10\$ S10 W9 S25 E12 FOP=[YR=1993]
S4 E16 N4 W16\$ E38 N35\$.