



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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

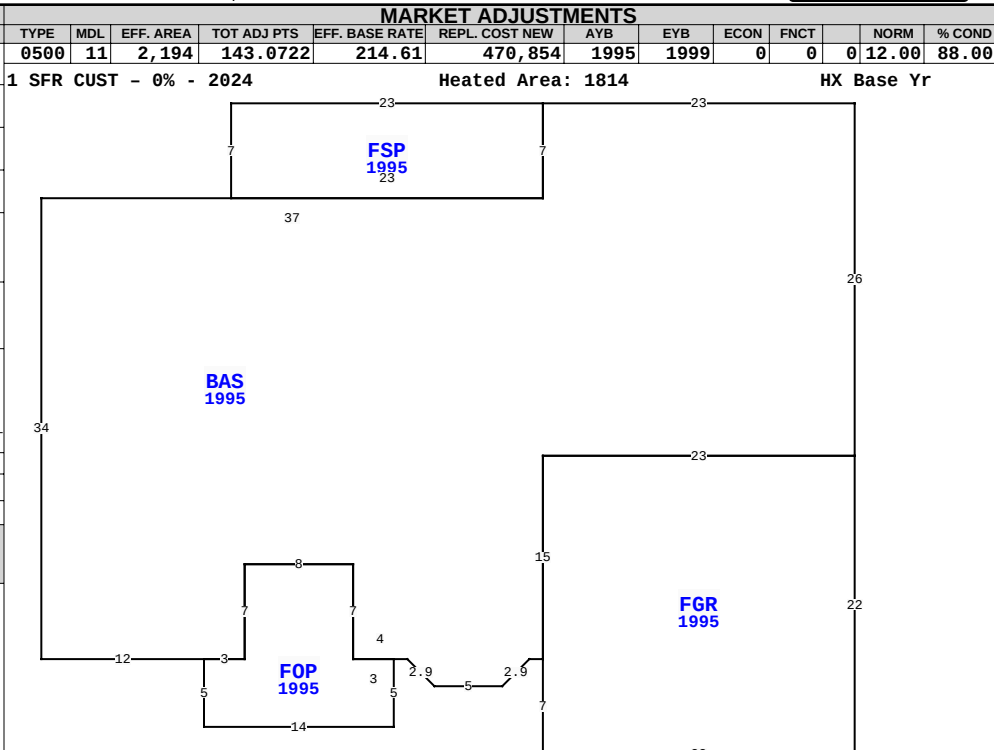
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,814	100	1,814	342,587
FGR	506	55	278	52,503
FOP	126	30	38	7,176
FSP	161	40	64	12,087

TOTALS	2,607		2,194	414,352
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	1,268.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	5	4	20.00	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		PUD	0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
7,875											

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7,875											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	414,352		
TOTAL MARKET OB/XF VALUE	7,875		
TOTAL LAND VALUE - MARKET	400,000		
TOTAL MARKET VALUE	822,227		
SOH/AGL Deduction	0		
ASSESSED VALUE	822,227		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	822,227		
TOTAL JUST VALUE	822,227		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	753,965		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B940136	NEW CONSTR	93,874	10/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2681/731	11/15/2023	WD	Q	I	01
SALE PRICE					
899,000					
GRANTOR: STEVENSON C EDWARD JR					
GRANTEE: EDWARDS LIVING TRUS					
0733/0071	7/03/1995	WD	Q	I	
SALE PRICE					
190,000					
GRANTOR: WOOD JOHN R & MARY W					
GRANTEE: STEVENSON C EDWARD					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W23 FSP=[YR=1995] W23 S7 E23 N7 \$ S7 W37 S34 E12 FOP=[YR=1995] S5 E14 N5 W3 N7 W8 S7 W3 \$ E3 N7 E8 S7 E4 D2 R2 E5 U2 R2 E1 FGR=[YR=1995] S7 E23 N22 W23 S15 \$ N15 E23 N26 \$.											