



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
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	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

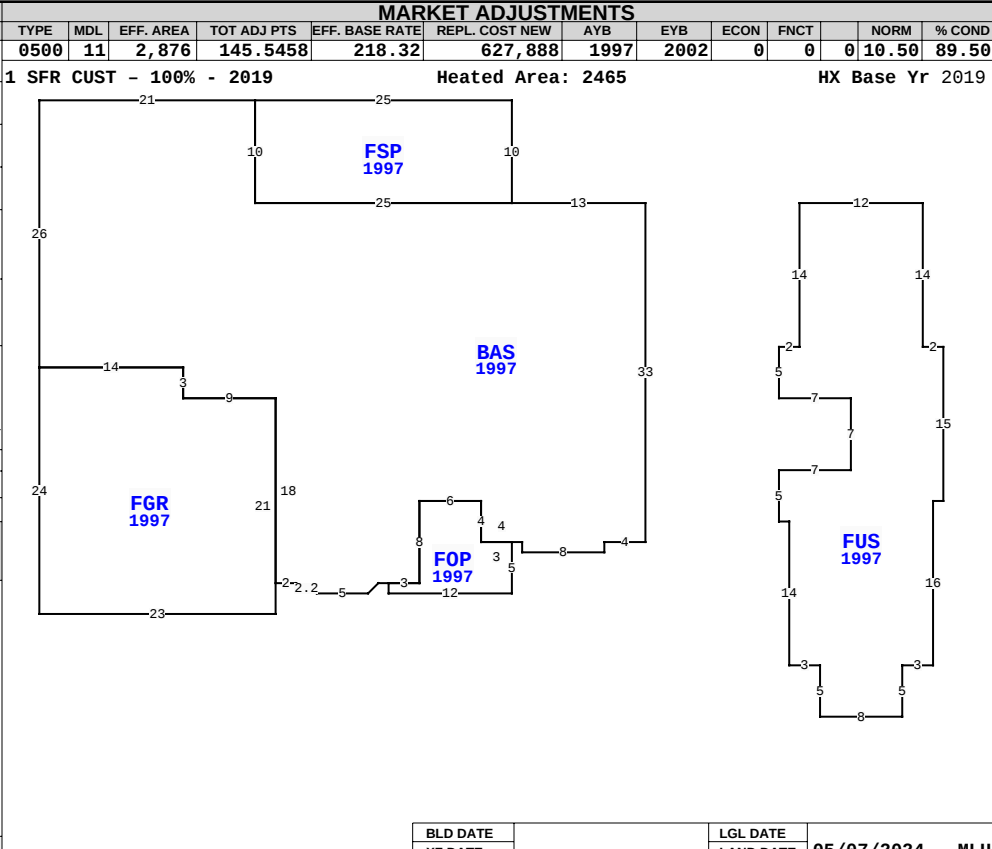
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03

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

TOTALS	3,312		2,876	561,960
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	1,107.00	SF	4.00	4.00	100	1997
2	0810	CONCRETE A	0	100	24	96.00	SF	6.50	6.50	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00



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

TOTAL OB/XF											
											3,688

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			561,960
TOTAL MARKET OB/XF VALUE			3,688
TOTAL LAND VALUE - MARKET			400,000
TOTAL MARKET VALUE			965,648
SOH/AGL Deduction			374,690
ASSESSED VALUE			590,958
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE			540,958
TOTAL JUST VALUE			965,648
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			925,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603005	NEW CONSTR	126,443	06/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2265/1773	3/29/2019	WD U	I	I	11
GRANTOR: ELLER CATHY TUTAN & L					
GRANTEE: ELLER FAMILY JOINT					
2245/1660	12/21/2018	WD Q	I	I	01
GRANTOR: MCQUEEN DANIEL H & CA					
GRANTEE: ELLER CATHY TUTAN &					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1997] W13 FSP=[YR=1997] N10 W25 S10 E25\$ W25 N10 W21 S26 FGR=[YR=1997] S24 E23 N21 W9 N3 W14\$ E14 S3 E9 S18 E2 D1 R2 E5 U1 R1 E1 FOP=[YR=1997] S1 E12 N5 W3 N4 W6 S8W3\$ E3 N8 E6 S4 E4 S1 E8 N1 E4 N33\$ PTR=E15 FUS=[YR=1997] E12 S14 E2 S15W1 S16 W3 S5 W8 N5 W3 N14 W1 N5 E7 N7 W7 N5 E2 N14\$ W15\$.											