



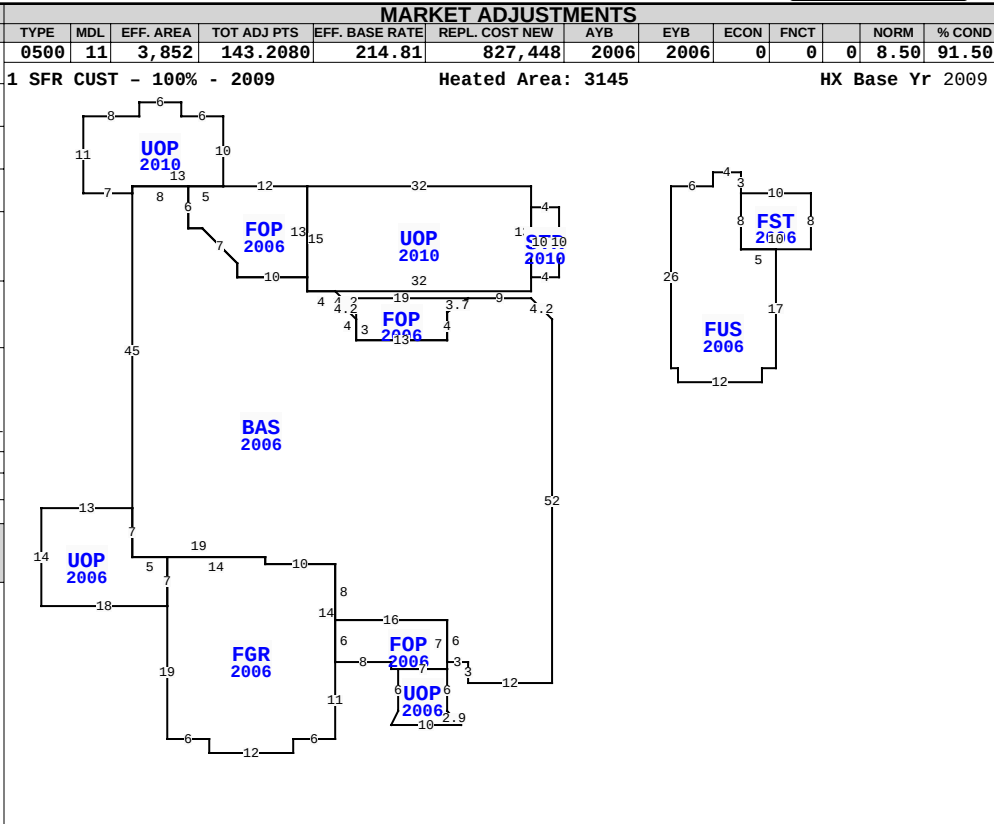
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality			05	Quality Level 05
DOR CODE			0100	SINGLE FAMILY
MAP NUM				MKT AREA 10
NEIGHBORHOOD/LOC			10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,768	100	2,768	544,054
FGR	638	55	351	68,989
FOP	86	30	26	5,110
FOP	104	30	31	6,093
FOP	185	30	56	11,007
FST	80	55	44	8,649
FUS	377	100	377	74,099
STR	40	10	4	786
UOP	59	20	12	2,359
UOP	217	20	43	8,452
TOTALS	5,253		3,852	757,115

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,728.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	197.00	SF	10.00	10.00
3	0861	POOL GUNIT	0 100	0	0	414.00	SF	85.00	85.00
4	0911	SCRN RM A	0 100	0	0	502.00	SF	35.00	35.00
5	0855	CONC PAVER	0 100	0	0	502.00	SF	10.00	10.00
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100	0003	RSF-1	0.00	0.00	1.00



** This building has 12 Sub-Areas	BLD DATE	11/08/2007	KK	LGL DATE	
	XF DATE			LAND DATE	05/07/2024
	INC DATE			AG DATE	MLU

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	0855	CONC PAVER	0 100	0	0	1,728.00	SF	10.00	10.00	100	2006	2006	3	87	15,034	
2	0855	CONC PAVER	0 100	0	0	197.00	SF	10.00	10.00	100	2006	2006	3	87	1,714	
3	0861	POOL GUNIT	0 100	0	0	414.00	SF	85.00	85.00	100	2010	2010	3	60	21,114	
4	0911	SCRN RM A	0 100	0	0	502.00	SF	35.00	35.00	100	2010	2010	3	45	7,907	
5	0855	CONC PAVER	0 100	0	0	502.00	SF	10.00	10.00	100	2010	2010	3	91	4,568	
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	45	2,250	

TOTAL OB/XF										52,587						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000140	C	SFR GOLF A	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		5
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 5		
BUILDING MARKET VALUE										757,115		
TOTAL MARKET OB/XF VALUE										52,587		
TOTAL LAND VALUE - MARKET										650,000		
TOTAL MARKET VALUE										1,459,702		
SOH/AGL Deduction										711,808		
ASSESSED VALUE										747,894		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										697,894		
TOTAL JUST VALUE										1,459,702		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,378,557		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22997	XFOB	10,566	11/01/2009
M10295	MECH OTHER	0	09/01/2005
E15436	ELEC OTHER	2,000	08/01/2005
P09773	OTHER	0	08/01/2005
C0515430	CO ISSUED	327,000	06/01/2005
R0507769	REPAIR/RRF	3,000	06/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2282/0161	6/12/2019	LE	U	I	11	100			
GRANTOR: BOYD DONALD L & SUSAN									
GRANTEE: BOYD MARSHALL L									
1597/0163	12/12/2008	TD	U	I	01	100			
GRANTOR: BOYD SUSAN P TRUSTEE									
GRANTEE: BOYD DONALD L & SUS									

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=2010] W32 FOP=[YR=2006] W12 UOP=[YR=2010] N10 W6 N2 W6 S2 W8 S11 E7 BAS=[YR=2006] S45 UOP=[YR=2006] W13S14 E18FGR=[YR=2006] S19E6S2E12N2E6N11 FOP=[YR=2006] E8S1E1UOP=[YR=2006] S6 D2 L1 E10 U2 L2 N6W7\$E7N7W16S6\$N14W10 N1W14S7\$N7W5N7\$S7E19S1E10S8E16 S6E3S3E12N52 U3 L3 W9 FOP=[YR=2006] W19 D3 R3 S3 E13 N4 U2 R3 \$ D2 L3 S4 W13 N4 U3 L3 W4 N2 W10 N2 U5 L5 W2 N6W8 S1\$ N1 E13\$ W5 S6 E2 D5 R5 S2 E10 N13\$ S15 E32 N2 STR=[YR=2010] E4N10W4S10 \$ N13\$ PTR=[YR=2006] E20 FUS=[YR=2006] E6 N2E4S3FST=[YR=2006] E10S8W10N8\$S8E5 S17W2S2W12N2W1N26\$W20\$.									