



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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 Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

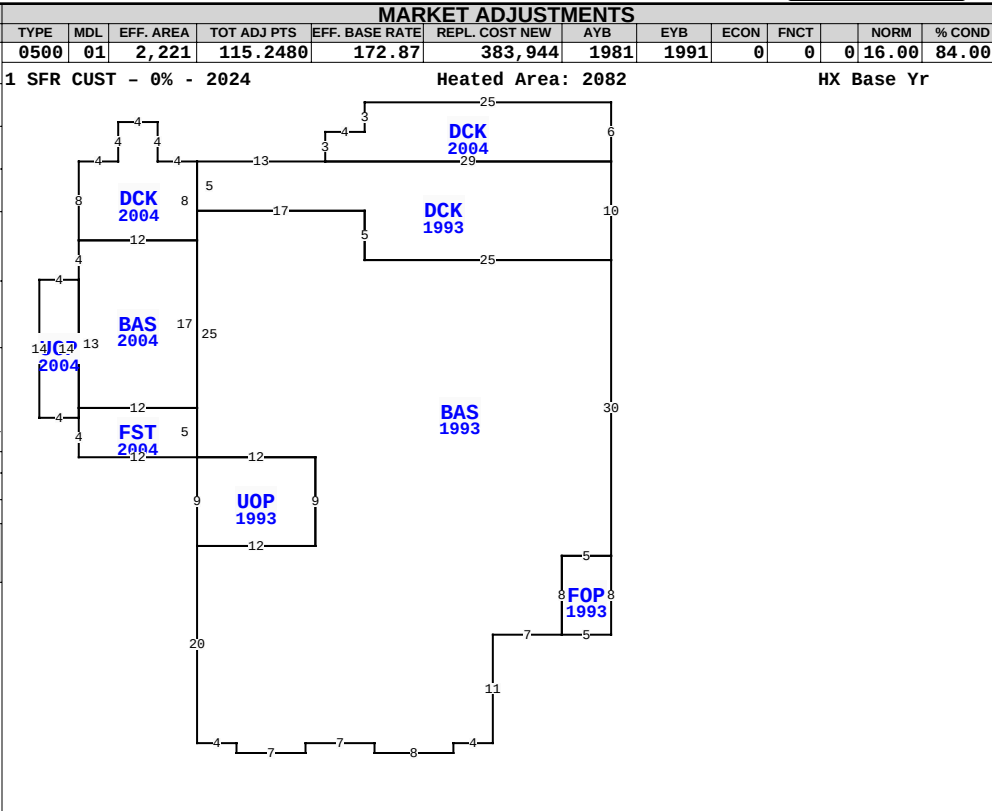
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1,878	272,706
BAS	204	100	204	29,623
DKC	335	10	34	4,938
DKC	112	10	11	1,598
DKC	162	10	16	2,323
FOP	40	30	12	1,742
FST	60	55	33	4,792
UOP	108	20	22	3,195
UOP	56	20	11	1,598
TOTALS	2,955		2,221	322,513

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	49	980	
2	1125	CB/STC 6"	0	0	0	0	89.00	SF	7.35	7.35	100	1981	1981	3	35	229	
3	0446	BOX FNC 6'	0	0	0	0	9.00	LF	20.00	20.00	100	1981	1981	3	20	36	
4	0855	CONC PAVER	0	0	0	0	135.00	SF	7.00	7.00	100	2004	2004	3	84	794	
5	0855	CONC PAVER	0	0	0	0	230.00	SF	7.00	7.00	100	2004	2004	3	84	1,352	
6	0444	BOX FNC 4'	0	0	0	0	10.00	LF	6.50	6.50	100	1981	1981	3	20	13	
7	0855	CONC PAVER	0	0	0	0	808.00	SF	7.00	7.00	100	2004	2004	3	84	4,751	
8	0461	IRON FENCE	0	0	0	0	33.00	SF	8.50	8.50	100	1995	1995	3	77	216	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



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

TOTAL OB/XF																	8,371
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	LAND VALUE
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE					322,513
TOTAL MARKET OB/XF VALUE					8,371
TOTAL LAND VALUE - MARKET					450,000
TOTAL MARKET VALUE					780,884
SOH/AGL Deduction					0
ASSESSED VALUE					780,884
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					780,884
TOTAL JUST VALUE					780,884
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					666,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R045989	REPAIR/RRF	300	04/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/0240	2/28/2023	WD	Q	I	01	807,500
GRANTOR: WATSON JOHN P						
GRANTEE: HARRIS HENRY & TAMA						
2520/0861	12/10/2021	WD	Q	I	01	625,000
GRANTOR: MANDIC MELVIN G & SAL						
GRANTEE: WATSON JOHN P						

BUILDING NOTES		
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BUILDING DIMENSIONS		
DKC=[YR=2004] W25 S3 W4 S3 DKC=[YR=1993] W13 DKC=[YR=2004] W4 N4 W4 S4 W4 S8 BAS=[YR=2004] S4 UOP=[YR=2004] W4 S14 E4 FST=[YR=2004] S4 E12 UOP=[YR=1993] S9 E12 N9 W12 \$ N5 W12 S1 \$ N14 \$ S13 E12 N17W12 \$ E12 N8 \$ S5 BAS=[YR=1993] S25 E12 S9 W12 S20 E4 S1 E7 N1 E7 S1 E8 N1 E4 N11 E7 FOP=[YR=1993] E5 N8 W5 S8 \$ N8 E5 N30 W25 N5 W17 \$ E17 S5 E25 N10 W29 \$ E29N6 \$.		