

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	14	WD SHINGLE	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	08	DECORATIVE	10
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	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
BAS	2,546	100	2,546
FGR	762	55	419
FOP	98	30	29
FOP	232	30	70
FST	84	55	46
FUS	715	100	715
PTO	70	5	4
PTO	85	5	4
UOP	621	20	124
TOTALS	5,213		3,957
			749,053

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 0%	- 0								
Heated Area: 3261						HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		749,053	
TOTAL MARKET OB/XF VALUE		12,804	
TOTAL LAND VALUE - MARKET		520,000	
TOTAL MARKET VALUE		1,281,857	
SOH/AGL Deduction		264,056	
ASSESSED VALUE		1,017,801	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,017,801	
TOTAL JUST VALUE		1,281,857	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,208,642	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413828	REPAIR/RRF	12,000	03/01/2014
B9400938	NEW CONSTR	392,875	05/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/1101	8/23/2018	WD Q	Q	I	01	1,000,000
GRANTOR: SPAETH ROBERT W & LIN						
GRANTEE: HENDRICKSON STEPHEN						
0817/1743	12/24/1997	WD Q	Q	I		560,000
GRANTOR: UPCHURCH PHILLIP R						
GRANTEE: SPAETH ROBERT & LIN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
2	0812	CONCRETE C	0	0	0	0	3,264.00	SF	4.00	4.00	100
3	0825	BRICK	0	0	0	0	116.00	SF	12.50	12.50	100
4	1126	CB/STC 8"	0	0	0	0	34.00	SF	8.00	8.00	100
5	0810	CONCRETE A	0	0	9	7	63.00	SF	6.50	6.50	100
6	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100
TOTALS											
TOTAL OB/XF 12,804											

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	000140	C	SFR GOLF A	0		RSF-1	0.00	0.00	1.00	LT	1.00