



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100	2,216	191,143
FOP	240	30	72	6,211
UCP	442	20	88	7,591
UGR	816	45	367	31,656
TOTALS	3,714		2,743	236,600

EXTRA FEATURES														
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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83
2	0812	CONCRETE C	0 100	0	0	1,387.00	SF	4.00	4.00	100	2001	2001	3	80

LAND DESCRIPTION														
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
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00

1 SINGLE FAM - 100% - 2000

Heated Area: 2216

HX Base Yr 2000

30

12

12

16

32

46

30

30

8

8

BAS
1999

34

13

13

24

34

34

UCP
1999

UGR
1999

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023 MLU

TOTAL OB/XF														
7,343														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		236,600	
TOTAL MARKET OB/XF VALUE		7,343	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		303,943	
SOH/AGL Deduction		152,489	
ASSESSED VALUE		151,454	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		101,454	
TOTAL JUST VALUE		303,943	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,313	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0842/1170	7/27/1998	WD U	V		01	100	
GRANTOR: SMITH ROLAND ETAL							
GRANTEE: MINCHEW DONALD & TA							

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=1999] W16 N12 W30 S12 W12 S32 E12 FOP=[YR=1999] S8 E30 N8 W30 \$ E46 N32 \$ PTR= E15 UCP=[YR=1999] E34 S13 UGR=[YR=1999] S24 W34 N24 E34 \$ W34 N13 \$ W15 \$.														