



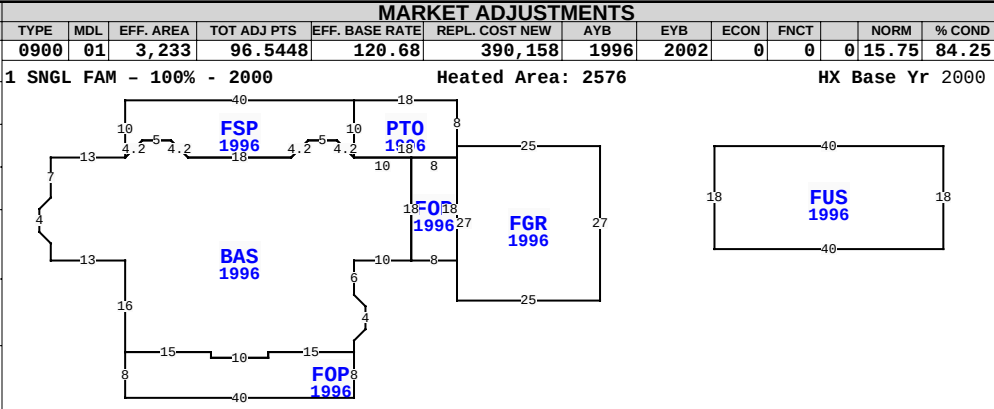
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	188,705
FGR	675	55	371	37,720
FOP	144	30	43	4,372
FOP	310	30	93	9,455
FSP	352	40	141	14,336
FUS	720	100	720	73,205
PTO	180	5	9	915
TOTALS	4,237		3,233	328,708

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	375.00	SF	6.50	6.50	100	1996
2	0812	CONCRETE C	0 100	0	0	1,065.00	SF	4.00	4.00	100	1999
3	0812	CONCRETE C	0 100	0	0	1,946.00	SF	4.00	4.00	100	2003

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	5.00	AC	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
11,496											

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11,496											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		328,708	
TOTAL MARKET OB/XF VALUE		11,496	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		420,204	
SOH/AGL Deduction		196,502	
ASSESSED VALUE		223,702	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		173,702	
TOTAL JUST VALUE		420,204	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		406,747	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003145	REPAIR/RRF	40,000	02/25/2022
E16342	ELEC OTHER	750	12/01/2005
952083	NEW CONSTR	150,000	07/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0878/0369	4/09/1999	WD	Q	I	
GRANTOR: SHAFFER JANET H					205,000
GRANTEE: PINKSTAFF DAVID & T					
0843/1827	8/06/1998	WD	U	I	06
GRANTOR: SHAFFER JIMMY R					143,300
GRANTEE: SHAFFER JANET H					

BUILDING NOTES											
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BUILDING DIMENSIONS

FGR=[YR=1996] W25 PTO=[YR=1996] N8 W18 FSP=[YR=1996] W40 S10
BAS=[YR=1996] W13 S7 D2 L2 S4 D2 R2 S3 E13 S16
FOP=[YR=1996] S8 E40 N8 W15 S1 W10 N1 W15\$ E15 S1 E10 N1 E15
N2 R2 U2 N4 L2 U2 N6 E10 FOP=[YR=1996] E8 N18 W8 S18\$ N18
W10 U3 L3 W5 D3 L3 W18 U3 L3 W5 D3 L3 \$ U3 R3 E5 D3
R3 E18 U3 R3 E5 D3 R3 N10\$ S10 E18 N2\$ S27 E25 N27\$
PTR=E20 FUS=[YR=1996] E40 S18 W40 N18\$ W20\$.