

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

EXterior Wall Roof Structur03COMMON BRK 100 GABLE/HIP 100

Roof Cover05COMP SHNGL 100

Interior Wall09DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100

Bathrooms2100

Frame02WOOD FRAME 100

Stories Units1.1.100
 0100

BUD8 Adjustme06DIST 1D 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

TOTALS1,8921,523134,107

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% COND TOT ADJUNIT TYPEPRICEADJ UNIT PRICELAND VALUETOTAL OB/XF

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198419843561,960

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSTOT ADJTYPEDPTH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000007OR0.000.007.49AC1.001.001.5019,000.0028,500.00213,465

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,523131.4780124.90190,223198419840029.5070.50

SINGLE FAM - 100% - 2017Heated Area: 1250HX Base Yr 2017

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE134,107

TOTAL MARKET OBJ/XF VALUE1,960

TOTAL MARKET VALUE213,465

TOTAL LAND VALUE - MARKET349,532

ASSESSMENT VALUE131,868

SOH/AGL Deduction217,664

ASSESSED VALUE131,868

TOTAL EXEMPTION VALUE50,000

BASE TAXABLE VALUE81,868

TOTAL JUST VALUE349,532

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE343,805

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2086/010711/25/2016WDQI01185,000

GRANTOR:BOWMAN RICHARD N & TE

GRANTEE:DAVIS JAMES THORTON

1318/04705/19/2005WDQI200,000

GRANTOR:SWAFFORD BUFORD TRUST

GRANTEE:BOWMAN RICHARD N &

BUILDING NOTES

FGR=[YR=1993] W14 BAS=[YR=1993] W50 S25 E18 FOP=[YR=1993] S10 E20 FOP=[YR=2006] E12 N10 W12 S10\$ N10 W20\$ E32 N25\$ S23 E14 N23\$.

REVIEW DATE01/14/2021BYWWA

Total Acres: 7.49Total Land Value: 213,465Market: 0Agricultural: 0Common: 213,465PRINTED 08/06/2024 BY SYS