

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall19

Roof Structure03

Roof Cover03

Interior Wall05

Interior Floor11

Interior Floor14

Air Condition03

Heating Type04

Bedrooms3 100

Bathrooms2 100

Frame02

Stories Units1. 1. 100
0 100

Occupancy00

Quality04

Quality Level 04

DOR CODE0100

SINGLE FAMILY

MAP NUM

MKT AREA

05

NEIGHBORHOOD/LOC5001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS1,326

100

1,326

156,105

STP18

10

2

235

STP32

10

3

353

STP16

10

2

235

TOTALS1,392

1,333

156,929

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

OB/XF MKT VALUE

NOTES

10810

CONCRETE A

0100

0

0

80.00

SF

6.50

6.50

100

2004

2004

3

84

437

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000115

C

SFR ACRES

100

OR

0.00

0.00

0.21

AC

1.00

1.00

0.70

45,000.00

31,500.00

6,615

REVIEW DATE04/12/2021

BYKBA

Total Acres: 0.21

Total Land Value: 6,615

Market: 0

Agricultural: 0

Common: 6,615

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. AREA

TOT ADJ PTSTOT ADJ PTS

EFF. BASE RATEEFF. BASE RATE

REPL. COST NEWREPL. COST NEW

AYBAYB

EYBEYB

ECONECON

FNCTFNCT

NORMNORM

% CONDD% COND

010001

1,333147.5292

140.15186,820

19692005

00

016.0084.00

1 SINGLE FAM - 100% - 2021

Heated Area: 1326

HX Base Yr 2021

STP1993

BAS1993

STP2010

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

156,929

TOTAL MARKET OB/XF VALUE

437

TOTAL LAND VALUE - MARKET

6,615

TOTAL MARKET VALUE

163,981

SOH/AGL Deduction

24,594

ASSESSED VALUE

139,387

TOTAL EXEMPTION VALUE

50,000

BASE TAXABLE VALUE

89,387

TOTAL JUST VALUE

163,981

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

157,484

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2353/0905

4/09/2020

SW Q

I

01

143,500

GRANTOR: 153192 CR 108 LAND TR

GRANTEE: GIBSON LACIE NOELLE

2257/0299

2/20/2019

QC U

I

11

34,000

GRANTOR: MERLO DENISE M & MARC

GRANTEE: 153192 CR 108 LAND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 STP=[YR=1993] N4 W8 S4 E8 \$ W37 S26 E23
STP=[YR=1993] S3 E6 N3 W6 \$ E28 N11 STP=[YR=2010] E4 N4 W4 S4 \$ N15 \$.