



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	97,150
BAS	336	100	336	28,335
BAS	478	100	478	40,310
FSP	400	40	160	13,493
UST	266	45	120	10,120
TOTALS	2,632		2,246	189,408

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0681	POLE SHED	0	100	8	12	72.00	SF	7.50	7.50	100	2000	2000	3	28	151
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440
3	0351	CARPORT MT	0	100	20	24	480.00	SF	5.60	5.60	100	2000	2000	3	20	538
4	0681	POLE SHED	0	100	20	14	280.00	SF	9.00	9.00	100	2000	2000	3	28	706

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,246	105.0560	99.80	224,151	1986	1990	0	0	0	15.50	84.50
1 SINGLE FAM - 100% - 0												
Heated Area: 1966												
HX Base Yr												

BLD DATE	03/14/2011	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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
1	0681	POLE SHED	0	100	8	12	72.00	SF	7.50	7.50	100	2000	2000	3	28	151
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440
3	0351	CARPORT MT	0	100	20	24	480.00	SF	5.60	5.60	100	2000	2000	3	20	538
4	0681	POLE SHED	0	100	20	14	280.00	SF	9.00	9.00	100	2000	2000	3	28	706

TOTAL OB/XF													2,835			
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	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	45,000.00	45,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					189,408
TOTAL MARKET OB/XF VALUE					2,835
TOTAL LAND VALUE - MARKET					50,400
TOTAL MARKET VALUE					242,643
SOH/AGL Deduction					120,707
ASSESSED VALUE					121,936
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					71,936
TOTAL JUST VALUE					242,643
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					233,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P004294	REMODEL	3,000	09/01/2000
B9501581	GARAGE	8,600	01/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0720/0153	12/01/1994	QC	U	I	01	100	
GRANTOR: MASON DALE B & BEVERL							
GRANTEE: MASON DALE B & BEVE							
0489/0381	5/06/1986	WD	U	V		200	
GRANTOR: LEMONS HAROLD & SHIRL							
GRANTEE: MASON DALE B ETAL							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2000] W1 N2 UST=[YR=1995] N14 W19 BAS=[YR=1994] W24 S14 BAS=[YR=1993] W24 S24 E48 FSP=[YR=2000] S20 E20 N20 W20\$ N24 W24\$ E24 N14\$ S14 E19\$W19 S24 E20 N22\$.															