

ELEMENT

CD

CONSTRUCTION

Exterior Wall

05

AVERAGE 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 60

Interior Floo

13

LVT/LAMNT 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

2

100

Bathrooms

1

100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0

100

BUD8 Adjustme

03

DIST HI 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

06

NEIGHBORHOOD/LOC

6001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

888

100

888

89,958

FOP

192

30

58

5,876

FOP

240

30

72

7,294

TOTALS

1,320

1,018

103,127

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

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

1 000100

C

SFR

100

0006

R-2

100.00

125.00

100.00

FF

1.00

1.00

1.00

300.00

300.00

30,000

REVIEW DATE

11/05/2019

BY

TWA

Total Acres: 0.00

Total Land Value: 30,000

Market: 0

Agricultural: 0

Common: 30,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,018

117.5040

111.63

113,639

1954

2004

0

0

0

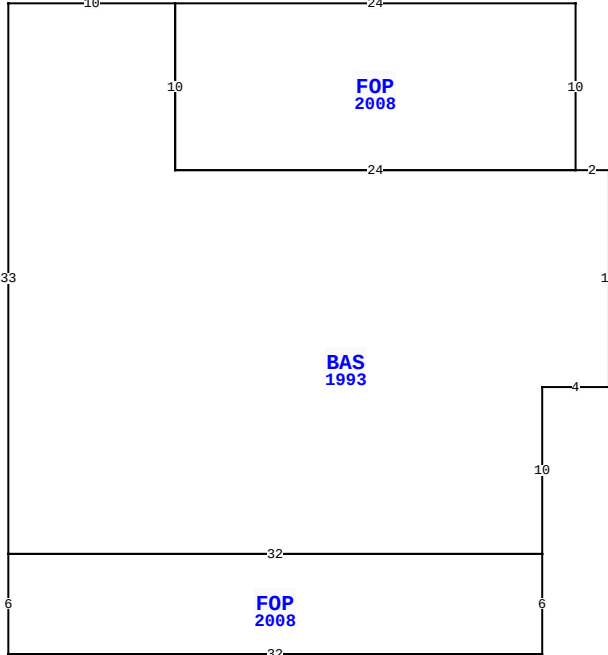
9.25

90.75

1 SINGLE FAM - 100% - 2023

Heated Area: 888

HX Base Yr 2023



NASSAU COUNTY PROPERTY

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VALUATION BY

STANDARD

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

103,127

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

30,000

TOTAL MARKET VALUE

133,127

SOH/AGL Deduction

482

ASSESSED VALUE

132,645

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

82,645

TOTAL JUST VALUE

133,127

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

128,782

PERMIT NUM

DESCRIPTION

AMT

ISSUED

M0803037

H/AC

0

03/26/2008

B0802016

REMODEL

25,000

02/13/2008

E0802015

ELEC OTHER

0

02/13/2008

P0802017

OTHER

0

02/13/2008

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2363/1845

5/21/2020

WD

Q

I

01

120,000

GRANTOR: CAMPBELL MICHAEL & MA

GRANTEE: THRIFT ANTHONY WAYN

1483/0674

3/07/2007

WD

Q

I

50,000

GRANTOR: ZANDER DELORICE MORG

GRANTEE: CAMPBELL MICHAEL &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FOP=[YR=2008] N10 W24 S10 E24\$ W24 N10 W10 S33 FOP=[YR=2008] S6 E32 N6 W32\$ E32 N10 E4 N13\$.