

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 70	
Exterior Wall	20	FACE BRICK 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,703	100	2,703
FGR	552	55	304
FOP	435	30	130
FUS	432	100	432
TOTALS	4,122		3,569
			325,086

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,569	88.6140	110.77	395,338	1987	1992	0	0	17.77	82.23

1 SNGL FAM - 100% - 2008 Heated Area: 3135 HX Base Yr 2008

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			480,620
TOTAL MARKET OB/XF VALUE			35,036
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			610,656
SOH/AGL Deduction			237,628
ASSESSED VALUE			373,028
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			323,028
TOTAL JUST VALUE			610,656
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			590,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007645	REPAIR/RRF	10,000	07/27/2018
C21544	CO ISSUED	52,640	10/30/2008
M13963	MECH OTHER	0	07/01/2008
P13319	OTHER	0	07/01/2008
B21544	REMODEL	52,640	06/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/0973	9/29/2006	WD Q		I		375,000

GRANTOR: MCKENZIE MICHAEL & RE  
GRANTEE: SWANSON KELLY  
1401/1677 4/05/2006 WD U I 06 100  
GRANTOR: JETTON JAMES KENNETH  
GRANTEE: MCKENZIE MICHAEL &

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
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
2	0812	CONCRETE C	0	100	0	4,293.00	SF	4.00	4.00	100	1987	1987	3	52	8,929	
3	0803	ASPHALT C	0	100	0	4,653.00	SF	2.00	2.00	100	2001	2001	3	50	4,653	
4	0861	POOL GUNIT	0	100	24	288.00	SF	85.00	85.00	100	2008	2008	3	52	12,730	
5	0855	CONC PAVER	0	100	0	756.00	SF	10.00	10.00	100	2008	2008	3	89	6,728	
6	0910	SCRN RM L	0	100	15	210.00	SF	15.00	15.00	100	2005	2005	3	24	756	

LAND DESCRIPTION															TOTAL OB/XF									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	60
Exterior Wall	05	AVERAGE	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAL	140	15	21
BAS	875	100	875
FOP	155	30	46
FUS	466	100	466
PTO	50	5	2
PTO	150	5	8
STR	80	10	8
TOTALS	1,916		1,426
EXTRA FEATURES			155,534

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	- 0%	- 2008								
Heated Area: 1341						HX Base Yr 2008					
BLD DATE		LGL DATE									
XF DATE		LAND DATE	06/16/2023	MLU							
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
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Tax Group: 4		Tax Dist:	
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GRANTEE: SWANSON KELLY						
1401/1677	4/05/2006	WD	U	I	06	100
GRANTOR: JETTON JAMES KENNETH						
GRANTEE: MCKENZIE MICHAEL &						

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2008] W5 BAS=[YR=2008] W25 S35 PTO=[YR=2008] S10 E5	
PTO=[YR=2008] E15 N10 W15 S10\$ N10 W5\$ E25 N35\$ S31 E5 N31\$	
PTR=E20 FUS=[YR=2008] E14 S35 BAL=[YR=2008] S6 STR=[YR=2008]	
E6 N10 E4 S14 W10 N4\$ S4 W14 N10 E14\$ W14 N6 E6 N4 W6 N25\$	
W20\$.	

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		TOTAL OB/XF														0								
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV