



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,051	100	2,051	215,030
FGR	448	55	246	25,791
FOP	186	30	56	5,871
FSP	216	40	86	9,017
TOTALS	2,901		2,439	255,709

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	802.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00

1 SINGLE FAM - 100% - 2021

Heated Area: 2051

HX Base Yr 2021

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

TOTAL OB/XF									
5,057									

TOTAL OB/XF									
5,057									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					255,709				
TOTAL MARKET OB/XF VALUE					5,057				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					315,766				
SOH/AGL Deduction					62,071				
ASSESSED VALUE					253,695				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					203,695				
TOTAL JUST VALUE					315,766				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					304,218				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16161148	CO ISSUED	0	01/30/2017
B1632690	NEW CONSTR	257,346	07/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2383/1005	8/11/2020	WD	Q	I	01	260,000	
GRANTOR: BROWN ROBERT A							
GRANTEE: HARPER STEVE A & CA							
2222/0816	9/07/2018	WD	Q	I	01	247,000	
GRANTOR: HELM AMBERLEE D & RUS							
GRANTEE: BROWN ROBERT A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2017] W24 BAS=[YR=2017] W16 S48 FGR=[YR=2017] S22 E20 FOP=[YR=2017] S6 E20 N6 W13 N11 W6 S11 W1\$ E1 N21 W14 N1 W7\$ E7 S1 E14 S9 E6 S11 E13 N60 W24 N9\$ S9 E24 N9\$.									