



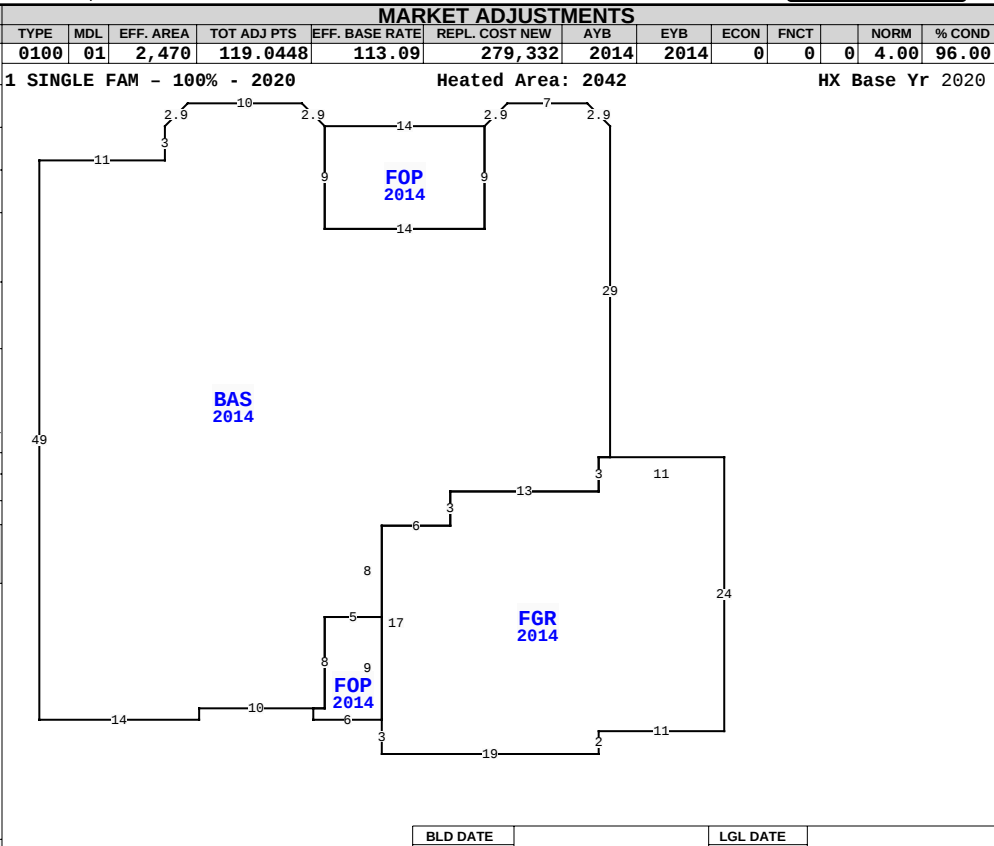
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100	2,042	221,693
FGR	683	55	376	40,821
FOP	46	30	14	1,520
FOP	126	30	38	4,125
TOTALS	2,897		2,470	268,159

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,074.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,074.00	SF	5.20	5.20

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,074.00	SF	5.20	5.20

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	268,159								
TOTAL MARKET OB/XF VALUE	5,306								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	328,465								
SOH/AGL Deduction	61,782								
ASSESSED VALUE	266,683								
TOTAL EXEMPTION VALUE	55,000								
BASE TAXABLE VALUE	211,683								
TOTAL JUST VALUE	328,465								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	316,395								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428879	CO ISSUED	0	10/22/2014
B1428879	NEW CONSTR	261,823	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2288/0173	7/08/2019	WD	Q	I	02	276,000
GRANTOR: FAULKNER JEFFREY A &						
GRANTEE: KOCINSKI JOHN P & B						
1949/1219	11/17/2014	WD	Q	I	02	216,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: FAULKNER JEFFREY A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] U2 L2 W7 D2 L2 FOP=[YR=2014] W14 S9 E14 N9\$ S9 W14 N9 U2 L2 W10 D2 L2 S3 W11 S49 E14 N1 E10 FOP=[YR=2014] S1 E6 FGR=[YR=2014] S3 E19 N2 E11 N24 W11 S3 W13 S3 W6 S17\$ N9 W5 S8 W1\$ E1 N8 E5 N8 E6 N3 E13 N3 E1 N29\$.									