

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	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		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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
BAS	2,510	100	2,510
FGR	580	55	319
FOP	66	30	20
FOP	224	30	67
FUS	408	100	408
STR	33	10	3
TOTALS	3,821		3,327
			347,732

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,327	114.6642	108.93	362,410	2014	2014	0	0	4.05	95.95
1 SINGLE FAM - 100% - 2024 Heated Area: 2918 HX Base Yr 2024											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			347,732
TOTAL MARKET OB/XF VALUE			6,768
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			409,500
SOH/AGL Deduction			0
ASSESSED VALUE			409,500
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			359,500
TOTAL JUST VALUE			409,500
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			393,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328164	NEW CONSTR	348,749	12/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1642	12/08/2023	WD	Q	I	01	520,000
GRANTOR: FITTS SARA L						
GRANTEE: GOUDY ROBERT DAVID						
2190/1206	4/16/2018	WD	Q	I	01	339,000
GRANTOR: NICHOLS RYAN K & BRIT						
GRANTEE: FITTS SARA L						

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	0810	CONCRETE A	0	100	0	0			6.50	100	2014	2014	3	95	6,768	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2014] W17 FOP=[YR=2014] W16 S14 E16 N14\$ S14 W16 N14 W17 S67 E13 FOP=[YR=2014] S1 E10 N1 FGR=[YR=2014] E17 S2 E10 N22 W28 S20 E1\$ W1 N8 W7 S8 W2\$ E2 N8 E7 N12 E28 N47\$ PTR=E15 FUS=[YR=2014] E17 S24 W14 STR=[YR=2014] S6 W8 N3 E5 N3 E3\$ W3 N24\$ W15\$.	

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	DPHT 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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							