

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
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		5	100
Bathrooms		4	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	2,248	100	2,248
FGR	399	55	219
FOP	101	30	30
FOP	248	30	74
FUS	485	100	485
STR	39	10	4
TOTALS	3,520		3,060
			325,261

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023								
Heated Area: 2733						HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		325,261	
TOTAL MARKET OB/XF VALUE		4,735	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		384,996	
SOH/AGL Deduction		3,565	
ASSESSED VALUE		381,431	
TOTAL EXEMPTION VALUE	13	381,431	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		384,996	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		370,321	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705325	CO ISSUED	0	05/16/2017
B1633317	NEW CONSTR	339,304	10/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/1583	7/27/2022	QC	U	I	11	100

GRANTOR: LOVETT SHANNON E
 GRANTEE: LOVETT FRED EDWARD
 2221/1005 8/20/2018 WD Q I 01 301,000
 GRANTOR: ROBERTS JOSHUA BRICE
 GRANTEE: LOVETT SHANNON E

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		751.00	SF	6.50				6.50	100	2017	2017	3	97	4,735	

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

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2017] W13 FOP=[YR=2017] W16 S8 E1 S8 E15 N16\$ S16 W15
 N8 W19 S56 E10 FOP=[YR=2017] S2 E18 FGR=[YR=2017] S3 E19 N21
 W19 S18\$ N9 W7 S3 L3 D3 W8 S1\$ N1 E8 U3 R3 N3 E7 N9 E19
 N48\$ PTR=E20 FUS=[YR=2017] E19 S26 STR=[YR=2017] E3 S3 W10
 N6 E3 S3 E4\$ W4 N3 W3 S3 W12 N26\$ W20\$.

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