

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	04
NEIGHBORHOOD/LOC	4043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,635	100	1,635
FGR	484	55	266
FOP	46	30	14
FSP	140	40	56
FUS	624	100	624
PTO	302	5	15
TOTALS	3,231		2,610
			358,219

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,610	117.4320	146.79	383,122	2005	2010	0	0	6.50	93.50

1 SNGL FAM - 100% - 2016 Heated Area: 2259 HX Base Yr 2016

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VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		358,219			
TOTAL MARKET OB/XF VALUE		16,133			
TOTAL LAND VALUE - MARKET		127,500			
TOTAL MARKET VALUE		501,852			
SOH/AGL Deduction		198,568			
ASSESSED VALUE		303,284			
TOTAL EXEMPTION VALUE		WX SX HX HB 105,000			
BASE TAXABLE VALUE		198,284			
TOTAL JUST VALUE		501,852			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		486,678			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007204	REPAIR/RRF	11,115	08/12/2020
B1632059	SCRNROOM	0	04/12/2016
B0413064	NEW CONSTR	365,720	07/08/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2013/1039	11/09/2015	WD	U	I	11	100

GRANTOR: ROUX KERRY T  
GRANTEE: PEARSON A DAVID TRU  
2012/1756 10/29/2015 WD Q I 02 299,000  
GRANTOR: PEARSON A DAVID TRUST  
GRANTEE: WELCH HARRY JAMES &

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	696.00	SF	5.20	5.20	100	2005	2005	3	86	3,113	
3	0462	ST/AL FNC	0	100	0	1,458.00	SF	10.00	10.00	100	2007	2007	3	48	6,998	
4	0911	SCRN RM A	0	100	0	302.00	SF	17.50	17.50	100	2012	2012	3	55	2,907	

BLD DATE		03/29/2023		NW		LGL DATE	
XF DATE						LAND DATE	
INC DATE						AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2005] W14 D2 L2 S15 BAS=[YR=2005] W25 S34	
FGR=[YR=2005] S24 E22 N8 E1 FOP=[YR=2005] E9 N2 W2 N4 W7 S6\$	
N12 W15 N4 W8\$ E8 S4 E15 S6 E7 S4 E13 N36 FSP=[YR=2016] N12	
W12 S9 R3 D3 E9\$ W9 U3 L3 N9 W6\$ E18 N15 U2 L2 \$ PTR=E30	
FUS=[YR=2005] E15 S24 E8 S12 W11 N1W12 N35 \$ W30 \$ .	

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							