



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

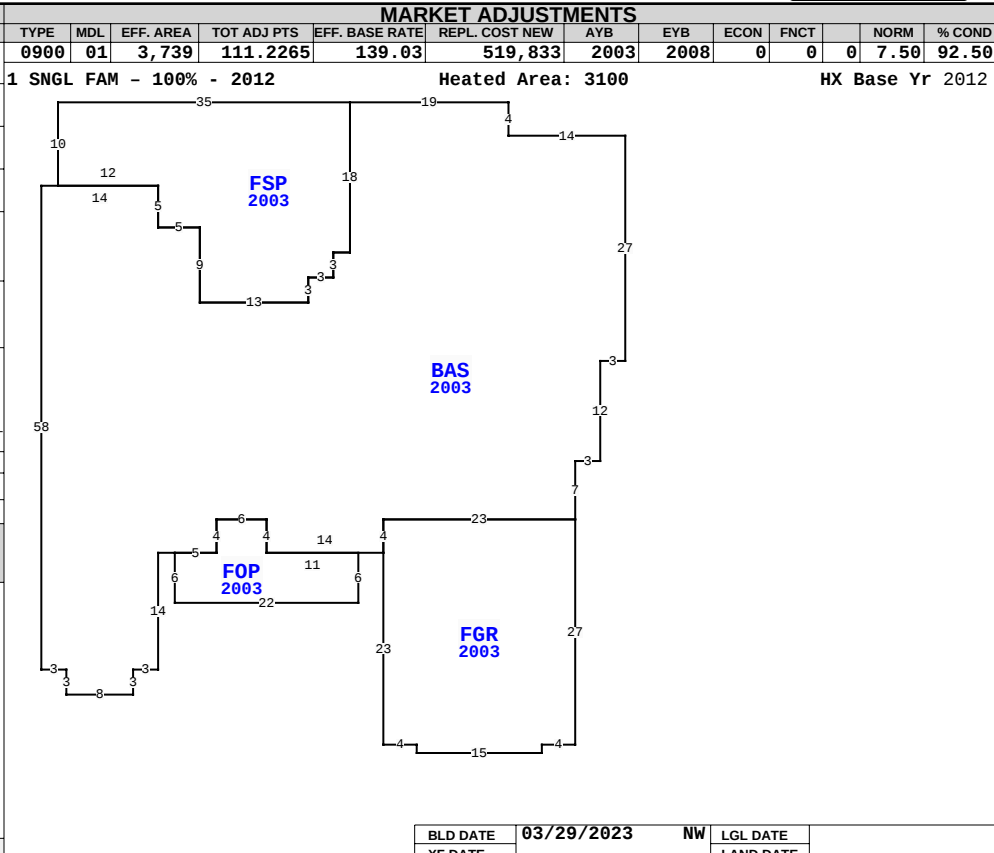
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,100	100	3,100	398,669
FGR	636	55	350	45,011
FOP	156	30	47	6,044
FSP	606	40	242	31,122
TOTALS	4,498		3,739	480,846

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0910	SCRN RM L	0	100	0	0	972.00	SF	15.00	15.00	
3	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	608.00	SF	10.00	10.00	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
7	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	
8	0812	CONCRETE C	0	100	0	0	1,324.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
26,379											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		480,846	
TOTAL LAND VALUE - MARKET		26,379	
TOTAL MARKET VALUE		127,500	
SOH/AGL Deduction		634,725	
ASSESSED VALUE		257,631	
TOTAL EXEMPTION VALUE		377,094	
BASE TAXABLE VALUE		55,000	
TOTAL JUST VALUE		322,094	
NCON VALUE		634,725	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		614,722	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007382	REPAIR/RRF	25,200	09/03/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2538/1822	1/12/2022	WD	U	I	11
GRANTOR: VAUGHAN MARSHA L					
GRANTEE: VAUGHAN MARSHA L FA					
1768/0687	12/05/2011	WD	Q	I	02
GRANTOR: MURRAY DENNIS J & MAR					
GRANTEE: VAUGHAN STEVEN A &					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2003] W14 N4 W19 FSP=[YR=2003] W35 S10 E12 S5 E5 S9 E13 N3 E3 N3 E2 N18\$ S18 W2 S3 W3 S3 W13 N9 W5 N5 W14 S58 E3 S3 E8 N3 E3 N14 E2 FOP=[YR=2003] S6 E22 N6 W11 N4 W6 S4 W5\$ E5 N4 E6 S4 E14 FGR=[YR=2003] S23 E4 S1 E15 N1 E4 N27 W23 S4\$ N4 E23 N7 E3 N12 E3 N27\$.											