

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 Floo	11	CLAY TILE	50	
Interior Floo	14	CARPET	50	
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	2,850	100	2,850	362,824
FGR	560	55	308	39,210
FOP	118	30	35	4,455
FSP	268	40	107	13,622
PTO	288	5	14	1,782
TOTALS	4,084		3,314	421,893

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,314	112.5390	140.67	466,180	2004	2004	0	0	9.50	90.50

1 SNGL FAM - 100% - 2022 Heated Area: 2850 HX Base Yr 2022

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		421,893	
TOTAL MARKET OB/XF VALUE		23,244	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		572,637	
SOH/AGL Deduction		119,072	
ASSESSED VALUE		453,565	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		403,565	
TOTAL JUST VALUE		572,637	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		554,225	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007949	REPAIR/RRF	25,765	08/31/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/0774	9/20/2022	WD	U	I	11	100

GRANTOR: WINTON NANCY L & LEE
GRANTEE: WINTON LEE & NANCY
2475/1267 6/30/2021 WD Q I 01 525,000
GRANTOR: LOCKHART JEFFREY T &
GRANTEE: WINTON NANCY L & LE

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2004] W24 BAS=[YR=2004] N6 PTO=[YR=2022] N6 E24 S12 W24N6 \$ W31 S60 D4 R3 E8 FOP=[YR=2004] S3 E10 N1 E5 FGR=[YR=2004] S10 E10 S2 E19 N20 W29 S8\$ N8 W13 S6 W2\$ E2 N6 E42 N37 W14 N6 U4 L4 W6 N5\$ S5 E6 D4 R4 S6 E14 N15\$. 4 N15 \$.	

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	0855	CONC PAVER	0	100	0	0			1,121.00	SF	10.00	2021	2021	3	99	11,098
2	0462	ST/AL FNC	0	100	0	0			716.00	SF	10.00	2004	2004	3	36	2,578
3	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	2004	2004	3	88	3,080
4	0855	CONC PAVER	0	100	0	0			240.00	SF	10.00	2006	2006	3	87	2,088
5	0855	CONC PAVER	0	100	0	0			440.00	SF	10.00	2022	2022	3	100	4,400

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							