



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	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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	2,605	100	2,605	334,958
FGR	579	55	318	40,890
FOP	35	30	10	1,286
FOP	218	30	65	8,358
TOTALS	3,437		2,998	385,492

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3
2	0855	CONC PAVER	0	100	0	0	1,008.00	SF	10.00	10.00	100	2021	2021	3

LAND DESCRIPTION														
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
1	000135	C	SFR CNSVTN	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,998	114.2946	142.87	428,324	2003	2003	0	0	0 10.00	90.00
1 SNGL FAM - 100% - 2016											
Heated Area: 2605											
HX Base Yr 2016											
The site map shows a large rectangular property with several internal divisions. The main area is labeled 'BAS 2003'. A smaller area at the top right is labeled 'FOP 2003'. A rectangular area at the bottom left is labeled 'FGR 2003'. A small area at the bottom center is labeled 'FOP 2003'. Dimensions are provided for various segments of the property: 22, 17, 6, 8, 3, 3, 4, 3, 14, 13, 5, 50, 28, 14, 19, 7, 6, 15, 9, 19, 20, 28, 14, 19, 15, 6, 15, 9, 19, 20, 28, 14, 19, 7, 6, 15, 9,											

TOTAL OB/XF														
13,024														

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13,024														

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		385,492	
TOTAL MARKET OB/XF VALUE		13,024	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		526,016	
SOH/AGL Deduction		279,815	
ASSESSED VALUE		246,201	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		196,201	
TOTAL JUST VALUE		526,016	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		508,895	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310851	NEW CONSTR	192,990	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/1556	5/14/2024	WD	Q	I	01	659,900
GRANTOR: GRAMMEL ALLAN & JANET						
GRANTEE: PATE KELLY L						
1963/0064	1/05/2015	WD	Q	I	02	310,000
GRANTOR: SMITH JAMES L JR & CO						
GRANTEE: GRAMMEL ALLAN & JAN						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2003] W3 N3 W8 FOP=[YR=2003] N6 W17 S14 E13 N5 E4 N3\$ S3 W4 S5 W13 N14 W22 S50 FGR=[YR=2003] S20 E9 S1 E19 N2 FOP=[YR=2003] E7 N5 W7 S5\$ N19 W28\$ E28 S14 E7 S6 E15 N61 \$.														

OTHER ADJUSTMENTS AND NOTES														