



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 50		
Interior Floor	14	CARPET 50		
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	04
NEIGHBORHOOD/LOC		4043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,014	100	3,014	373,374
FGR	792	55	436	54,011
FOP	148	30	44	5,451
FOP	251	30	75	9,291
FSP	100	40	40	4,956
FUS	455	100	455	56,365

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,064	104.8740	131.09	532,750	2007	2012	0	0	5.50	94.50
1 SNGL FAM - 100% - 2021 Heated Area: 3469 HX Base Yr 2021											
BLD DATE	06/14/2007	RK		LGL DATE		XF DATE	06/14/2007	RK		LAND DATE	
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		503,449	
TOTAL MARKET OB/XF VALUE		36,058	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		667,007	
SOH/AGL Deduction		149,156	
ASSESSED VALUE		517,851	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		467,851	
TOTAL JUST VALUE		667,007	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		646,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20944	SWIM POOL	42,250	01/01/2008
E18137	ELEC OTHER	2,000	10/01/2006
M12165	MECH OTHER	0	10/01/2006
P11474	OTHER	0	08/01/2006
C18263	CO ISSUED	0	07/01/2006
R09557	REPAIR/RRF	5,000	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2271/0615	4/26/2019	WD Q	I	01		605,000
GRANTOR: MOORE JEFFREY K & TAM						
GRANTEE: SMITH CHARLES W & N						
1527/0732	9/26/2007	WD Q	I			522,500
GRANTOR: WATSON CUSTOM HOMES I						
GRANTEE: MOORE JEFFREY K & T						

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	2007	2007	3
2	0812	CONCRETE C	0	100	0	0	1,436.00	SF	4.00	4.00	100	2007	2007	3
3	1126	CB/STC 8"	0	100	0	0	80.00	SF	8.00	8.00	100	2007	2007	3
4	0861	POOL GUNIT	0	100	0	0	270.00	SF	85.00	85.00	100	2008	2008	3
5	0910	SCRN RM L	0	100	0	0	957.00	SF	15.00	15.00	100	2008	2008	3
6	0858	SCULP CONC	0	100	0	0	573.00	SF	13.00	13.00	100	2008	2008	3
7	0462	ST/AL FNC	0	100	0	0	456.00	SF	10.00	10.00	100	2008	2008	3
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3

LAND DESCRIPTION										TOTAL OB/XF										36,058									
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												