



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	2,036	100	2,036	248,937
FGR	460	55	253	30,934
FOP	128	30	38	4,646
FOP	176	30	53	6,480
TOTALS	2,800		2,380	290,998

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	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	

1 SNGL FAM - 100% - 2021

Heated Area: 2036

HX Base Yr 2021

BLD DATE 03/29/2023

XF DATE 06/27/2007

INC DATE

NW RK

LGL DATE

LAND DATE

AG DATE

TOTAL OB/XF											
6,278											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						290,998					
TOTAL MARKET OB/XF VALUE						6,278					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						382,276					
SOH/AGL Deduction						129,730					
ASSESSED VALUE						252,546					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						197,546					
TOTAL JUST VALUE						382,276					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						369,311					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18196	ELEC OTHER	2,000	10/01/2006
M12076	MECH OTHER	0	09/01/2006
P11510	OTHER	0	09/01/2006
C14937	CO ISSUED	0	04/01/2005
R07437	REPAIR/RRF	5,000	04/01/2005
B14937	NEW CONSTR	230,000	04/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2395/0620	9/22/2020	WD	Q	I	02	280,000	
GRANTOR: PLEDGER JAMES ROOSEVE							
GRANTEE: VAN WYHE-HAIDLE JOL							
2111/1802	3/30/2017	QC	U	I	11	100	
GRANTOR: PLEDGER KERRIE							
GRANTEE: PLEDGER JAMES ROOSE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2007] W22 BAS=[YR=2007] W18 S47 FGR=[YR=2007] S23 E20 FOP=[YR=2007] E20 N4 W12 N6 W8 S10 \$ N23 W20 \$ E20 S13 E8 S6 E12 N58 W22 N8 \$ S8 E22 N8 \$.											