

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

19COMMON BRK 90

Exterior Wall

05AVERAGE 10

Roof Structure

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floor

14CARPET 70

Interior Floor

08SHT VINYL 30

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories Units

03MASONRY 100
2. 100
0 100

BUD8 Adjustme Occupancy

03DIST HI 100
00NONE 100

Quality

01Quality Level 01

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA06

NEIGHBORHOOD/LOC

6001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,617

100

1,617

132,457

FGR

594

55

327

26,786

FOP

248

30

74

6,062

FUS

1,023

100

1,023

83,799

TOTALS

3,482

3,041

249,105

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 0810 CONCRETE A 0 0 0 0 264.00 SF 6.50 6.50 100 1980 1980 3 32.5 558

2 0811 CONCRETE B 0 0 0 0 612.00 SF 5.20 5.20 100 1980 1980 3 32.5 1,034

3 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1980 1980 3 46.5 1,628

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000115 C SFR ACRES 0 0007 A-1 0.00 0.00 4.50 AC 1.00 1.00 0.95 19,000.00 18,050.00 81,225

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

4.50

Total Land Value:

81,225

Market:

0

Agricultural:

0

Common:

81,225

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0900013,04197.1244121.41369,208197519750032.5367.47

1 SNGL FAM - 0% - 0Heated Area: 2640HX Base Yr

2233222727293231831

FGR1993BAS1993FOP1993

3131

FUS1993

NASSAU COUNTY PROPERTY

PAGE 1 of 13

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE249,105

TOTAL MARKET OB/XF VALUE3,220

TOTAL LAND VALUE - MARKET81,225

TOTAL MARKET VALUE333,550

SOH/AGL Deduction137,400

ASSESSED VALUE196,150

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE196,150

TOTAL JUST VALUE333,550

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE322,764

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / IRSN CD SALE PRICE

0598/09206/01/1990WDU069,000

GRANTOR: HOLLEY LYNWOOD & VIVI

GRANTEE: ST JOHNS MORTGAGE M

0152/01931/01/1973WDQV4,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 N2 W33 S2 FGR=[YR=1993] W22 S27 E22N27\$
S29 E1FOP=[YR=1993] S8 E31 N8W31\$ E32 N2 E22 N27\$ PTR=E20
FUS=[YR=1993] E33 S31 W33 N31\$W20\$.