

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMNT 90		
Interior Floor	11	CLAY TILE 10		
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	0 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 09		
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100	1,891	191,579
FGR	448	55	246	24,923
FOP	120	30	36	3,647
FSP	228	40	91	9,219
TOTALS	2,687		2,264	229,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,264	99.7542	124.69	282,298	1993	1998	0	0	18.75	81.25

1 SNGL FAM - 100% - 0Heated Area: 1891HX Base YrFSP 1993BAS 1993FOP 1993

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6		
Tax Dist:		
BUILDING MARKET VALUE		229,367
TOTAL MARKET OB/XF VALUE		6,745
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		287,112
SOH/AGL Deduction		157,894
ASSESSED VALUE		129,218
TOTAL EXEMPTION VALUE		HX HB 50,000
BASE TAXABLE VALUE		79,218
TOTAL JUST VALUE		287,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,181

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I V	RSN CD	SALE PRICE
0679/0324	4/20/1993	QD	U	V	07	100

GRANTOR: GOLDEN J C & LINDA

GRANTEE: JOHNSON KEN & ROBIN

0668/1155	10/20/1992	WD	U	V	01	100
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GRANTOR: GOLDEN J C & LINDA M

GRANTEE: JOHNSON KEN & ROBIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FSP=[YR=1993] N12 W19 S12 E19\$ W20 U2 L2 W5 D2 L2 W22 S7 FGR=[YR=1993] S24 E21 N20 W14 N4 W7\$ E7 S4 E14 S20 E2 FOP=[YR=1993] S4 E30 N4 W30\$ E52 N31 \$.

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	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	0.85	30,000.00	25,500.00	51,000							

TOTAL OB/XF

6,745

REVIEW DATE 05/14/2020 BY TWA Total Acres: 2.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/06/2024 BY SYS