



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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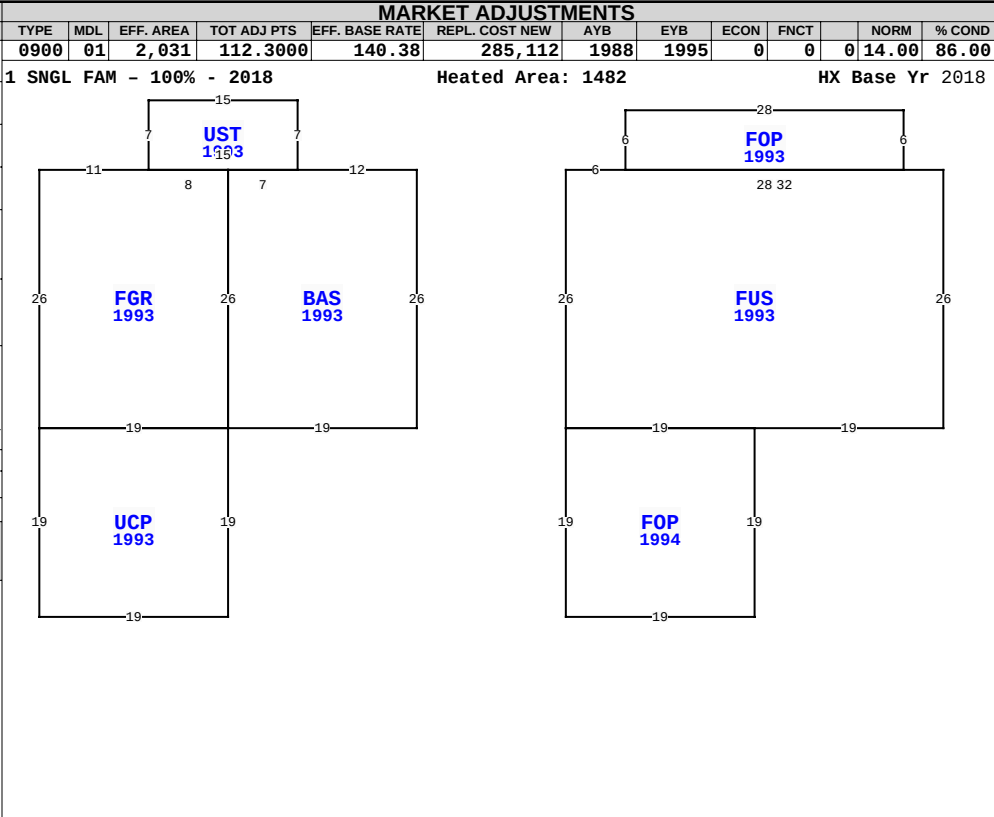
NEIGHBORHOOD/LOC	1042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	494	100	494	59,639
FGR	494	55	272	32,837
FOP	168	30	50	6,036
FOP	361	30	108	13,038
FUS	988	100	988	119,278
UCP	361	20	72	8,692
UST	105	45	47	5,674

TOTALS	2,971		2,031	245,196
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	1242	WD DECK A	0 100	19	15	285.00	SF	10.00	
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	
3	1242	WD DECK A	0 100	19	19	361.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	70.00	125.00	70.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2024
INC DATE		AG DATE	MLU

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	1242	WD DECK A	0 100	19	15	285.00	SF	10.00	10.00	100	1988	1988	3	20	570	
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1988	1988	3	20	200	
3	1242	WD DECK A	0 100	19	19	361.00	SF	10.00	10.00	100	1988	1988	3	20	722	

TOTAL OB/XF										1,492						
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
1	000100	C	SFR	100	0006	R-1	70.00	125.00	70.00	FF		1.00	1.00	1.00	4,500.00	4,500.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		245,196	
TOTAL MARKET OB/XF VALUE		1,492	
TOTAL LAND VALUE - MARKET		315,000	
TOTAL MARKET VALUE		561,688	
SOH/AGL Deduction		213,221	
ASSESSED VALUE		348,467	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		298,467	
TOTAL JUST VALUE		561,688	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		480,781	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7590	REPAIR/RRF	2,500	03/22/1993
4583	NEW CONSTR	68,750	11/30/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2142/1528	8/25/2017	WD	Q	I	01	420,000	
GRANTOR: ISBELL JOHNNA							
GRANTEE: SCHERR LISA							
2100/1982	2/09/2017	FJ	U	I	37	100	
GRANTOR: ISBELL JOHN K EST							
GRANTEE: ISBELL JOHNNA K							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 UST=[YR=1993] N7 W15 S7 FGR=[YR=1993] W11 S26 UCP=[YR=1993] S19 E19 N19 W19 \$ E19 N26 W8 \$ E15 \$ W7 S26 E19 N26 \$ PTR= E15 FUS=[YR=1993] E6 FOP=[YR=1993] N6 E28 S6 W28 \$ E32 S26 W19 FOP=[YR=1994] S19 W19N19E19\$ W19 N26 \$ W15 \$.									