

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
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	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
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
BAS	1,815	100	1,815
FSP	256	40	102
UOP	184	20	37
UOP	440	20	88
TOTALS	2,695		2,042
			192,028

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0								
Heated Area: 1815						HX Base Yr					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			192,028
TOTAL MARKET OB/XF VALUE			31,677
TOTAL LAND VALUE - MARKET			294,000
TOTAL MARKET VALUE			517,705
SOH/AGL Deduction			154,358
ASSESSED VALUE			363,347
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			363,347
TOTAL JUST VALUE			517,705
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			509,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1950/1338	12/05/2014	CT	U	I	18	130,000
GRANTOR: CLERK OF COURT						
GRANTEE: MCCALL HENRY N & BE						
1914/1641	4/25/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: PRIMESOUTH BANK						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0510	GARAGE WD-	0	0	22	18	396.00	SF	35.00	35.00	100
2	0510	GARAGE WD-	0	0	24	15	360.00	SF	35.00	35.00	100
3	0510	GARAGE WD-	0	0	52	44	2,288.00	SF	35.00	35.00	100
4	0510	GARAGE WD-	0	0	42	12	504.00	SF	35.00	35.00	100
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100
6	0350	CARPORT WD	0	0	24	24	576.00	SF	13.00	13.00	100
7	0812	CONCRETE C	0	0	0	0	1,284.00	SF	4.00	4.00	100

TOTAL OB/XF											
											31,677

BUILDING NOTES											
UOP=[YR=1993] W23 FSP=[YR=2014] W32 S8 BAS=[YR=1993] S33 UOP=[YR=1993] S8 E55 N8 W55\$ E55 N33W55\$ E32 N8\$ S8 E23 N8\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	21.00	AC	1.00

TOTAL OB/XF											
											31,677