



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100	2,091	240,293
FGR	750	55	412	47,346
FOP	36	30	11	1,264
FOP	160	30	48	5,516
TOTALS	3,037		2,562	294,420

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002
2	0812	CONCRETE C	0 100	0	0	1,203.00	SF	4.00	4.00	100	2002
3	0476	VF 6 SBPL	0 100	0	0	120.00	LF	32.00	32.00	100	2003
4	0911	SCRN RM A	0 100	0	0	956.00	SF	17.50	17.50	100	2020
5	0861	POOL GUNIT	0 100	0	0	474.00	SF	85.00	85.00	100	2020
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020
7	0855	CONC PAVER	0 100	0	0	482.00	SF	10.00	10.00	100	2020

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,562	102.7200	128.40	328,961	2002	2002	0	0	10.50	89.50
1 SNGL FAM - 100% - 2020 Heated Area: 2091 HX Base Yr 2020											
BLD DATE: 04/08/2024 MLU											

TOTAL OB/XF											
68,397											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 294,420											
TOTAL MARKET OB/XF VALUE 68,397											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 437,817											
SOH/AGL Deduction 145,566											
ASSESSED VALUE 292,251											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 242,251											
TOTAL JUST VALUE 437,817											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 416,226											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2009048	SCRN ENCLSR	11,075	11/01/2020
B2005373	SWIM POOL	72,000	08/01/2020
B1705617	WINDOWS	9,695	09/01/2017
B0209778	NEW CONSTR	155,441	06/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2271/0809	4/19/2019	WD	Q	I	01	253,000	
GRANTOR: DAVIS THERESA A & MIC							
GRANTEE: DODSON TIMOTHY E &							
1094/1294	11/15/2002	WD	Q	I		183,300	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: DAVIS THERESA A & M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W14 FOP=[YR=2020] N8 W20 S8 E20\$ W36 S48 E10 FOP=[YR=2002] S4 E9 N4 W9\$ E19 FGR=[YR=2002] S9 E21 N2 E12 N21 W12 N2 W8 S2 W12 S1 W1 S13\$ N13 E1 N1 E12 N2 E8 N32\$.											