



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4042.00
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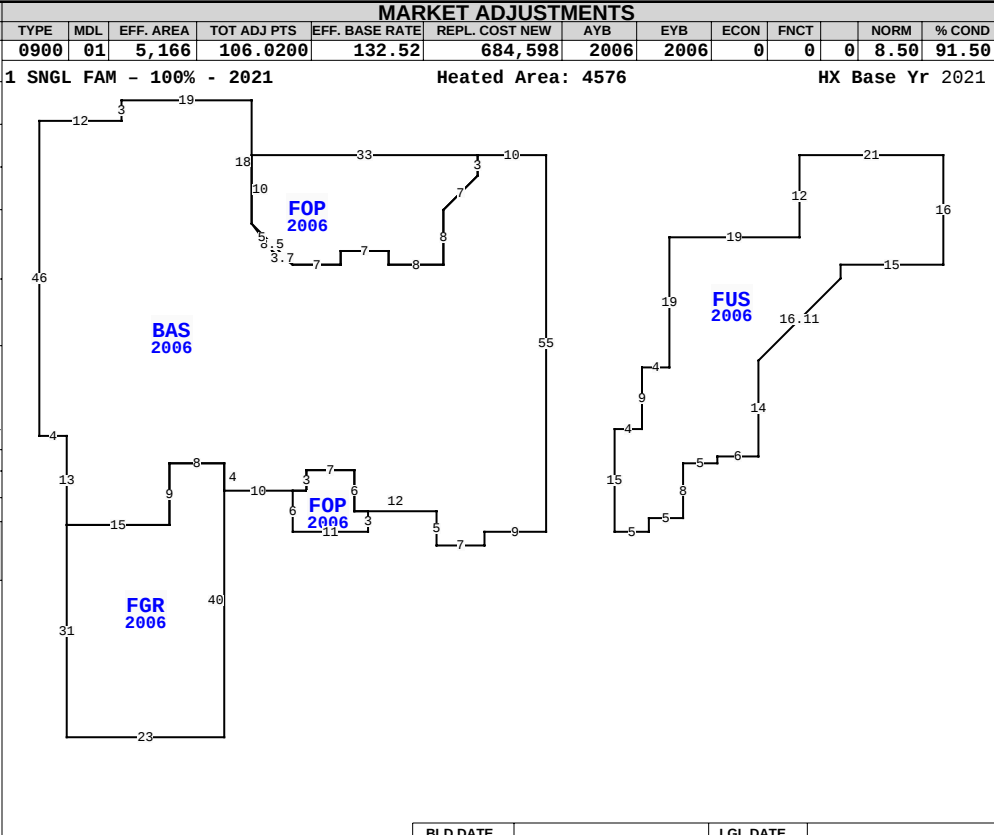
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,531	100	3,531	428,154
FGR	785	55	432	52,383
FOP	81	30	24	2,910
FOP	447	30	134	16,249
FUS	1,045	100	1,045	126,712

TOTALS	5,889		5,166	626,407
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EXTRA FEATURES	
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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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2006	2006	3	90	3,150
2	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	2006	2006	3	27	270
3	0810	CONCRETE A	0	100	0	0		1,725.00	SF 6.50	6.50	100	2006	2006	3	87	9,755
4	0861	POOL GUNIT	0	100	0	0		490.00	SF 85.00	85.00	100	2007	2007	3	48	19,992
5	0845	KOOL DECK	0	100	0	0		1,532.00	SF 7.25	7.25	100	2007	2007	3	88	9,774
6	0462	ST/AL FNC	0	100	0	0		648.00	SF 10.00	10.00	100	2007	2007	3	48	3,110

LAND DESCRIPTION			TOTAL OB/XF 46,051													
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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			626,407
TOTAL MARKET OB/XF VALUE			46,051
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			837,458
SOH/AGL Deduction			289,603
ASSESSED VALUE			547,855
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			497,855
TOTAL JUST VALUE			837,458
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			881,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20138	SWIM POOL	34,000	06/01/2007
M0509845	H/AC	0	06/01/2005
E0514919	ELEC OTHER	1,500	05/01/2005
C15009	CO ISSUED	560,900	04/01/2005
R07473	REPAIR/RRF	3,500	04/01/2005
P09372	OTHER	0	04/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V I	RSN CD	SALE PRICE
2381/1706	7/31/2020	WD Q	I	01	540,000
GRANTOR: DUNN DAVID D & JACQUE					
GRANTEE: KUPPLER KARL B & CH					
1931/0435	7/25/2014	WD U	I	37	322,500
GRANTOR: STRAUB WILLIAM J & MA					
GRANTEE: DUNN DAVID D & JACQ					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006;ORIG=0,0] W10 S3 D5L5 S8 W8 N2 W7 S2 W7 U6L6 N18 W19 S3 W12 S46 E4 S13 E15 N9 E8 S4 E10 E2 N3 E7 S6 E12 S5 E7 N2 E9 N55 \$	
FUS=[YR=2006;ORIG=10,55] N15 E4 N9 E4 N19 E19 N12 E21 S16 W15 S2 D12L12 S14 W6 S1 W5 S8 W5 S2 W5 \$	
FGR2006=[ORIG=-70,54] S31 E23 N40 W8 S9 W15 \$	
FOP=[YR=2006;ORIG=-10,0] W33 S10 D4R3 D2R3 E7 N2 E7 S2 E8 N8 U5R5 N3 \$	
FOP=[YR=2006;ORIG=-37,49] S6 E11 N3 W2 N6 W7 S3 W2 \$	
PTR=[ORIG=0,0] S55 E10 W10 N55 \$	
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