



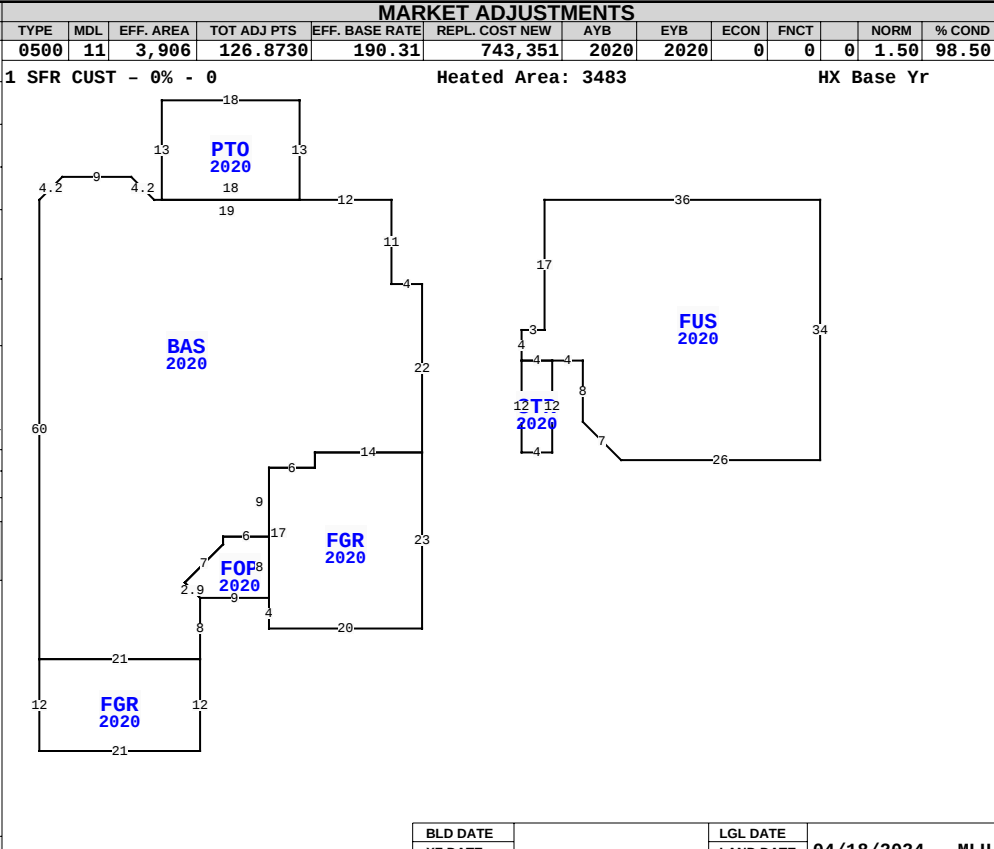
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,324	100	2,324	435,646
FGR	252	55	139	26,056
FGR	448	55	246	46,114
FOP	69	30	21	3,937
FUS	1,159	100	1,159	217,260
PTO	234	5	12	2,250
STR	48	10	5	938
TOTALS	4,534		3,906	732,201

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	0	0	0	801.00	SF	10.00
3	0911	SCRN RM A	0	0	12	18	216.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00



TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	732,201								
TOTAL MARKET OB/XF VALUE	14,910								
TOTAL LAND VALUE - MARKET	165,000								
TOTAL MARKET VALUE	912,111								
SOH/AGL Deduction	180,276								
ASSESSED VALUE	731,835								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	731,835								
TOTAL JUST VALUE	912,111								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	856,698								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100955	XFOB - SCR N ENCL	12,148	01/27/2021
C1907022	CO ISSUED	0	04/03/2020
B1907022	NEW CONSTR	462,055	09/01/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2557/0836	11/30/2021	TD	U	I	11	100			
GRANTOR: MOSER ELLEN M									
GRANTEE: MOSER FAMILY REVOCA									
2392/1013	9/11/2020	WD	Q	I	01	684,000			
GRANTOR: SIMBA REVOCABLE TRUST									
GRANTEE: MOSER ELLEN M									

BUILDING NOTES									
BAS=[YR=2020] W12 PTO=[YR=2020] N13 W18 S13 E18\$ W19 U3 L3 W9 D3 L3 S60 FGR=[YR=2020] S12 E21 N12 W21 \$ E21 N8 FOP=[YR=2020] E9 FGR=[YR=2020] S4 E20 N23 W14 S2 W6 S17\$ N8 W6 S1 L5 D5 D2 R2 \$ U2 L2 U5 R5 N1 E6 N9 E6 N2 E14 N22 W4 N11\$ PTR= E20 FUS=[YR=2020] E36 S34 W26 U5 L5 N8 W4 STR=[YR=2020] S12 W4 N12 E4\$ W4 N4 E3 N17\$ W20\$.									