



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 60
Exterior Wall	16 WD FR STUC 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3.5 100
Frame	03 MASONRY 100
Stories	2. 2. 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	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,943	100	1,943	231,371
FGR	462	55	254	30,246
FOP	50	30	15	1,786
FSP	208	40	83	9,883
FUS	1,404	100	1,404	167,187
TOTALS	4,067		3,699	440,474

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0	100	0	607.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	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	3,699	101.3400	126.68	468,589	2011	2011	0	0	0	94.00
1 SNGL FAM - 100% - 2023				Heated Area: 3347				HX Base Yr 2023			

The floor plan diagram illustrates the layout of a single-family home with four distinct areas labeled in blue: FSP 2016, BAS 2011, FUS 2011, and FGR 2011. The overall dimensions of the footprint are 46 units wide by 29 units deep. The FSP 2016 area is a small rectangle at the top left, measuring 26 units wide and 8 units high. The BAS 2011 area is the largest, occupying the central and left portions, with a total width of 28 units and a depth of 22 units. The FUS 2011 area is a large rectangle on the right side, measuring 30 units wide and 18 units high. The FGR 2011 area is a smaller rectangle at the bottom right, measuring 21 units wide and 22 units high. The diagram also shows various internal dimensions and offsets, such as 10, 19, 17, 21, 12, 6, and 5, which define the specific boundaries and setbacks of each area.

BLD DATE		LGL DATE	01/18/2024	MLA
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TOTAL OB/XF									
8,874									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					440,474				
TOTAL MARKET OB/XF VALUE					8,874				
TOTAL LAND VALUE - MARKET					165,000				
TOTAL MARKET VALUE					614,348				
SOH/AGL Deduction					198,280				
ASSESSED VALUE					416,068				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					366,068				
TOTAL JUST VALUE					614,348				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					628,763				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24942	CO ISSUED	0	10/24/2011
E23678	NEW CONSTR	0	08/01/2011
M16452	H/AC	0	08/01/2011
P14900	NEW CONSTR	0	08/01/2011
B24942	NEW CONSTR	357,138	07/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/1949	12/28/2021	WD	Q	I	01	517,000
GRANTOR: VOGES KEITH & KELLY						
GRANTEE: LAWSON DANNY & LIND						
1763/1574	10/27/2011	WD	Q	I	01	236,900
GRANTOR: TAYLOR WOODROW HOMES						
GRANTEE: VOGES KEITH & KELLY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2011] W22 FSP=[YR=2016] N8 W26 S8 E26 \$ W28 S46 E10 FOP=[YR=2011] S5 E10 N5 W10\$E19 FGR=[YR=2011] S5 E21 N22 W21 S17 \$ N17 E21 N29 \$ PTR= E30 FUS=[YR=2011] E30 S18 E6 S10 W6 S18 W12 N6 W6 S6 W12 N46 \$ W30 \$.									