



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

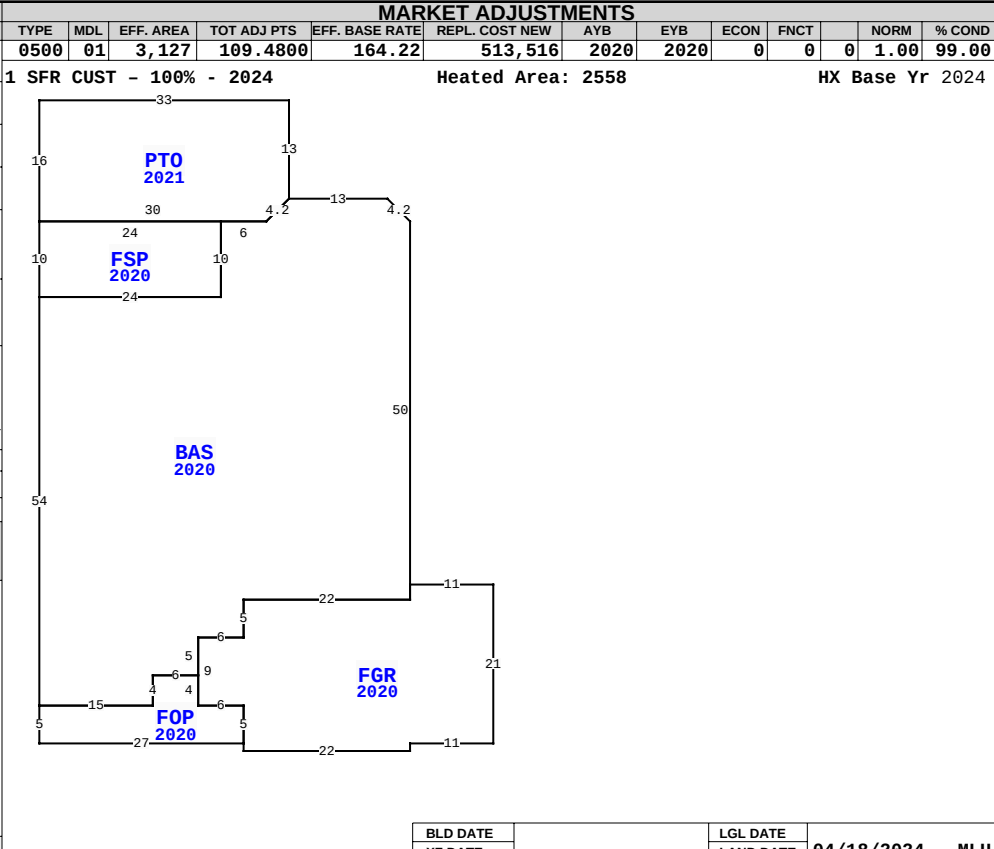
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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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	2,558	100	2,558	415,874
FGR	725	55	399	64,869
FOP	159	30	48	7,804
FSP	240	40	96	15,607
PTO	524	5	26	4,227
TOTALS	4,206		3,127	508,381

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	17	3	51.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	996.00	SF	10.00	
3	0911	SCRN RM A	0 100	0	0	524.00	SF	17.50	



TOTAL OB/XF									
18,893									

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					508,381				
TOTAL MARKET OB/XF VALUE					18,893				
TOTAL LAND VALUE - MARKET					165,000				
TOTAL MARKET VALUE					692,274				
SOH/AGL Deduction					350,775				
ASSESSED VALUE					341,499				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					291,499				
TOTAL JUST VALUE					692,274				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					643,933				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012556	SCRN ENCLSRE	20,000	12/15/2020
C2002885	CO ISSUED	0	10/20/2020
B2002885	NEW CONSTR	358,046	04/16/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2635/420	4/24/2023	LE	U	I	11	100			
GRANTOR: BARCLAY ROBERT GORDON									
GRANTEE: REED JOSHUA KEMPER									
2635/418	4/24/2023	WD	Q	I	01	890,000			
GRANTOR: HALTIWANGER FREDERICK									
GRANTEE: BARCLAY ROBERT GORD									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] U3 L3 W13 PTO=[YR=2021] N13 W33 S16 E30 U3 R3 \$ D3 L3 W6 FSP=[YR=2020] W24 S10 E24 N10\$ S10 W24 S54 FOP=[YR=2020] S5 E27 FGR=[YR=2020] S1 E22 N1 E11 N21 W11S2 W22 S5 W6 S9 E6 S5\$ N5 W6 N4 W6 S4 W15\$ E15 N4 E6 N5 E6 N5 E22 N50\$.									