



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 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,171	100	2,171	280,611
FGR	522	55	287	37,096
FOP	76	30	23	2,973
FSP	300	40	120	15,511
FST	18	55	10	1,292
TOTALS	3,087		2,611	337,483

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	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	2015	2015	3	95	2,766	
2	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50	6.50	100	2015	2015	3	95	611	
3	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2016	2016	3	90	3,744	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

LAND DESCRIPTION			TOTAL OB/XF 7,391														
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	LAND VALUE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY							
0900	01	2,611	107.7120	134.64	351,545	2015	2015	0	0	0	4.00	96.00	STANDARD						
1 SNGL FAM - 100% - 2024												Heated Area: 2171 HX Base Yr 2024							

VALUATION BY				STANDARD			
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE				337,483			
TOTAL MARKET OB/XF VALUE				7,391			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				419,874			
SOH/AGL Deduction				0			
ASSESSED VALUE				419,874			
TOTAL EXEMPTION VALUE		HX HB		50,000			
BASE TAXABLE VALUE				369,874			
TOTAL JUST VALUE				419,874			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				394,801			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530330	CO ISSUED	0	10/05/2015
B1530330	NEW CONSTR	275,858	04/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2624/1510	3/10/2023	WD	Q	I	01	440,000	
GRANTOR: MOORE JARROD E & CASS							
GRANTEE: SLAMAN DANIEL A & L							
2370/1254	6/22/2020	WD	Q	I	01	291,500	
GRANTOR: STRANGE CARL J & EMMA							
GRANTEE: MOORE JARROD E & CA							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=2015] W14 FSP=[YR=2019] N10 W22 S10 E1 S4 E20 N4 E1\$ W1 S4 W20 N4 W15 S47 E11 FOP=[YR=2015] S7 E10 N4 W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2015] S18 E20 N27 W4 FST=[YR=2015] W6 S3 E6 N3\$ S3 W6 N3 W10 S9\$ N9 E20 N41\$.																	