



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		3 100
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	2,110	100	2,110	271,306
FGR	550	55	302	38,831
FOP	58	30	17	2,186
FOP	308	30	92	11,830
UOP	98	20	20	2,572
UOP	154	20	31	3,986
TOTALS	3,278		2,572	330,711

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	0	0	0	
2	0811	CONCRETE B	0	0	0	0	
3	0861	POOL GUNIT	0	0	0	0	
4	0855	CONC PAVER	0	0	0	0	
5	0911	SCRN RM A	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	0	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,572	107.7120	134.64	346,294	2014	2014	0	0	0	4.50	95.50
1 SNGL FAM - 0% - 0												
Heated Area: 2110						HX Base Yr						
7 22 11 14 14 14 7 22 11 4 46 47 8 3 6 9 6 7 10 4 6 13 32 20 20 8 UOP 2015 FOP 2014 BAS 2014 FGR 2014												
BLD DATE						LGL DATE			04/08/2024			

NASSAU COUNTY PROPERTY														
PAGE 1 of 1														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										330,711				
TOTAL MARKET OB/XF VALUE										39,554				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										445,265				
SOH/AGL Deduction										69,503				
ASSESSED VALUE										375,762				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										375,762				
TOTAL JUST VALUE										445,265				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										421,697				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530480	SCRNRM	45,832	05/01/2015
B1530190	SWIM POOL	36,365	03/01/2015
B1428683	C0 ISSUED	0	11/17/2014
B1428683	NEW CONSTR	261,302	04/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2363/1618	5/22/2020	WD	Q	I	01	351,000	
GRANTOR: QUINN LAWRENCE F & GE							
GRANTEE: DICKENS JOSHUA & ME							
1962/0744	1/30/2015	WD	Q	I	01	263,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: QUINN LAWRENCE F &							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2014] W4 UOP=[YR=2015] N14 W11 FOP=[YR=2014] W22 UOP=[YR=2015] W7 S14 E7 N14\$ S14 E22 N14\$ S14 E11\$ W46 S30 FGR=[YR=2014] S32E20 N20 W6 N9 W6 N3 W8 \$ E8 S3E6 S9 E6 S7 E10 FOP=[YR=2014] S4 E8N6 W1 N2 W6 S4 W1 \$ E1 N4 E6 S2 E13 N47 \$.														