



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 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	2,111	100	2,111	286,449
FGR	480	55	264	35,823
FOP	113	30	34	4,614
FOP	190	30	57	7,734
FST	15	55	8	1,085
TOTALS	2,909		2,474	335,706

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2019	2019
2	0811	CONCRETE B	0 100	0	0	536.00	SF	5.20	5.20	100	2019	2019
3	0462	ST/AL FNC	0 100	60	0	240.00	SF	10.00	10.00	100	2020	2020
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020	2020

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		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	2,474	110.2080	137.76	340,818	2019	2019	0	0	0	1.50	98.50
1 SNGL FAM - 100% - 2020 Heated Area: 2111 HX Base Yr 2020												
BLD DATE: 04/08/2024 MLU												

TOTAL OB/XF												
5,633												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		335,706	
TOTAL MARKET OB/XF VALUE		5,633	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		416,339	
SOH/AGL Deduction		137,250	
ASSESSED VALUE		279,089	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		229,089	
TOTAL JUST VALUE		416,339	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		391,253	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905004	CO ISSUED	0	10/24/2019
19005004	NEW CONSTR	291,049	05/14/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1002	3/12/2024	WD	Q	I	01	495,000
GRANTOR: PINION JERRY L & ELIZ						
GRANTEE: ALVAREZ JAIME						
2328/1185	12/27/2019	WD	Q	I	01	329,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PINION JERRY L & EL						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2019] W15 FOP=[YR=2019] N6 W19 S10 E19 N4\$ S4 W19 N4 W16 S50 E11 FOP=[YR=2019] S5 E19 FGR=[YR=2019] S5 E20 N27 W6 FST=[YR=2019] W5 S3 E5 N3\$ S3 W5 S2 W9 S17\$ N5 W11 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 N12 E9 N5 E11 N33\$.												