



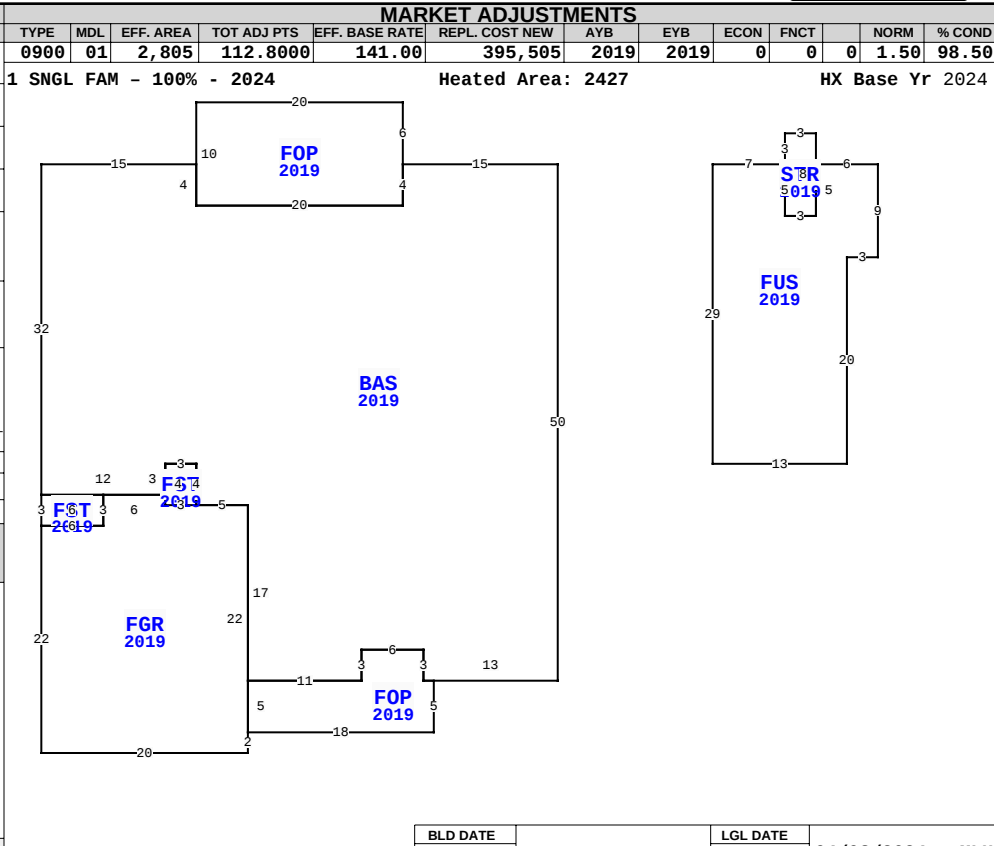
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,038	100	2,038	283,048
FGR	486	55	267	37,082
FOP	108	30	32	4,444
FOP	200	30	60	8,333
FST	12	55	7	972
FST	18	55	10	1,389
FUS	389	100	389	54,026
STR	24	10	2	278
TOTALS	3,275		2,805	389,572

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	19	3	57.00	SF	6.50	6.50	100	2019	2019
2	0811	CONCRETE B	0	100	0	0	537.00	SF	5.20	5.20	100	2019	2019

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	% COND
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF													
3,100													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		389,572	
TOTAL MARKET OB/XF VALUE		3,100	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		467,672	
SOH/AGL Deduction		0	
ASSESSED VALUE		467,672	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		417,672	
TOTAL JUST VALUE		467,672	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		440,104	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905002	CO ISSUED	0	10/24/2019
19005002	NEW CONSTR	324,043	05/14/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2437/1214	2/22/2021	WD Q	I	I	02	385,000
GRANTOR: SOWELL GEORGE C JR &						
GRANTEE: LEVICKE JOHN F & RI						
2346/1693	3/04/2020	WD Q	I	I	01	343,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SOWELL GEORGE C JR						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2019] W15 FOP=[YR=2019] N6 W20 S10 E20 N4\$ S4 W20 N4 W15 S32 FST=[YR=2019] S3 FGR=[YR=2019] S22 E20 N2 FOP=[YR=2019] E18 N5 W1 N3 W6 S3 W11 S5\$ N22 W5 FST=[YR=2019] W3 N4 E3 S4\$ N4 W3 S3 W6 S3 W6\$ E6 N3 W6\$ E12 N3 E3 S4 E5 S17 E11 N3 E6 S3 E13 N50\$ PTR=E15 FUS=[YR=2019] E7 STR=[YR=2019] N3 E3 S8 W3 N5\$ S5 E3 N5 E6 S9 W3 S20 W13 N29\$ W15\$.													