



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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.	1. 100
Units		0 100
Occupancy	00	NONE 100

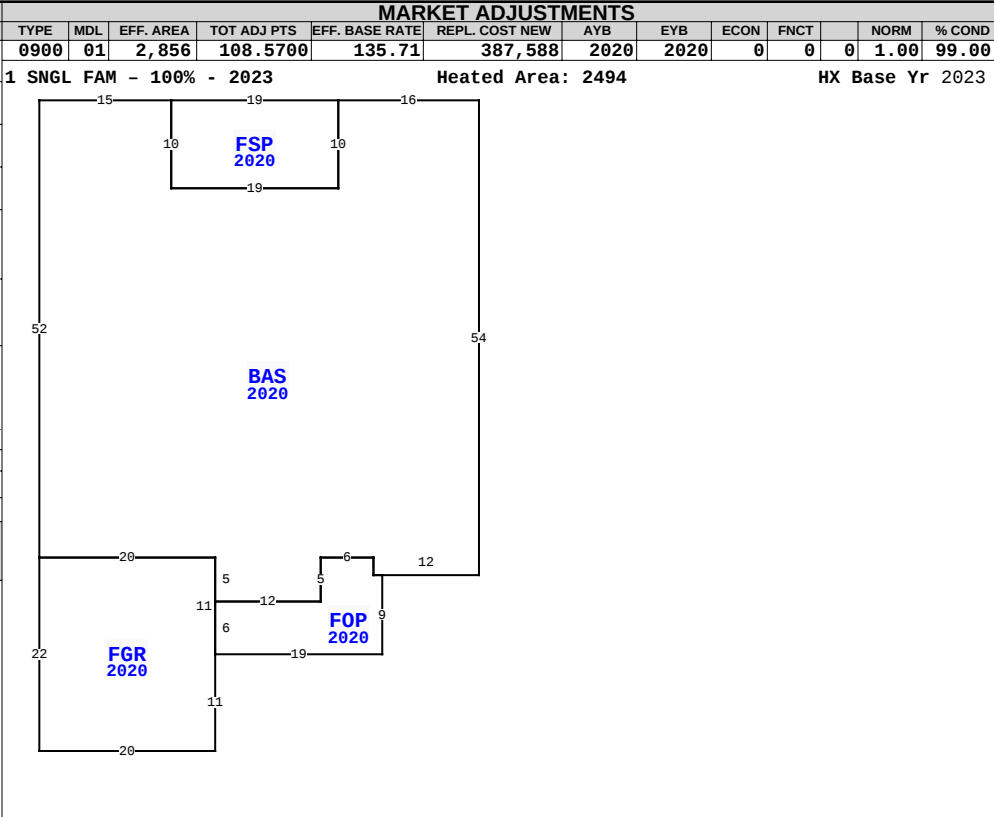
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2,494	335,076
FGR	440	55	242	32,514
FOP	147	30	44	5,911
FSP	190	40	76	10,211

TOTALS	3,271		2,856	383,712
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	28	3	84.00	SF	6.50	6.50	100	2020
2	0810	CONCRETE A	0 100	0	0	544.00	SF	6.50	6.50	100	2020
3	0476	VF 6 SBPL	0 100	0	0	96.00	LF	32.00	32.00	100	2020
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020
5	0462	ST/AL FNC	0 100	75	0	300.00	SF	10.00	10.00	100	2020
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



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

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	0810	CONCRETE A	0 100	28	3	84.00	SF	6.50	6.50	100	2020	2020	3	99	541	
2	0810	CONCRETE A	0 100	0	0	544.00	SF	6.50	6.50	100	2020	2020	3	99	3,501	
3	0476	VF 6 SBPL	0 100	0	0	96.00	LF	32.00	32.00	100	2020	2020	3	96	2,949	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
5	0462	ST/AL FNC	0 100	75	0	300.00	SF	10.00	10.00	100	2020	2020	3	93	2,790	
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

TOTAL OB/XF											
10,357											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										383,712	
TOTAL MARKET OB/XF VALUE										10,357	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										469,069	
SOH/AGL Deduction										13,939	
ASSESSED VALUE										455,130	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										405,130	
TOTAL JUST VALUE										469,069	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										441,874	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1911607	CO ISSUED	0	03/17/2020
B1911607	NEW CONSTR	334,737	11/06/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2591/1945	9/15/2022	WD	Q	I	01	520,000	
GRANTOR: HALL CAROLYN B							
GRANTEE: LARUSSO EUGENE							
2383/0343	8/07/2020	WD	Q	I	02	332,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: HALL CAROLYN B							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W16 FSP=[YR=2020] W19 S10 E19 N10\$ S10 W19 N10 W15 S52 FGR=[YR=2020] S22 E20 N11 FOP=[YR=2020] E19 N9 W1 N2 W6 S5 W12 S6\$ N11 W20\$ E20 S5 E12 N5 E6 S2 E12 N54\$.											