

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,250	100	2,250
FDG	720	60	432
FOP	192	30	58
TOTALS	3,162		2,740

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0900	01	2,740	85.1904	106.49	291,783	1974	1984		0	0	19.50	80.50													
1 SNGL FAM - 100% - 0 Heated Area: 2250 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>06/13/2023</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				06/13/2023		
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			06/13/2023																						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			278,959
TOTAL MARKET OB/XF VALUE			23,420
TOTAL LAND VALUE - MARKET			255,000
TOTAL MARKET VALUE			365,929
SOH/AGL Deduction			138,765
ASSESSED VALUE			227,164
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			177,164
TOTAL JUST VALUE			557,379
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			546,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951113	MH MOVE-ON	0	12/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1945/1712	10/30/2014	QC	U	I	11	100
GRANTOR: SAULS JOHN DREW						
GRANTEE: SAULS JOHN DREW JR						
0735/0132	7/28/1995	WD	U	I	06	100
GRANTOR: SAULS JOHN & PATRICIA						
GRANTEE: SAULS JOHN DREW						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	3,000.00	SF	4.00	4.00	100	1990	1990	3	59.5	7,140	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
3	0201	BARN WD 10	0	100	60	24	SF	17.00	17.00	100	1999	1999	3	27	6,610	
4	0681	POLE SHED	0	100	60	30	SF	15.00	15.00	100	1999	1999	3	27	7,290	
TOTALS														23,420		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W75 S30 E25 FOP=[YR=1993] S8 E24 N8 W24\$ E50 N30\$ PTR=E15 FDG=[YR=2019] E24 S30 W24 N30 \$ W15 \$ .													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	370.00	370.00	2,220							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	190.00	190.00	1,330							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	195,000							

