

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,204	100	1,204
FGR	195	55	107
FOP	180	30	54
UOP	144	20	29
TOTALS	1,723		1,394
			206,591

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,394	118.5600	148.20	206,591	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023											
Heated Area: 1204											
HX Base Yr 2023											
BLD DATE		LGL DATE								06/16/2023	MLU
XF DATE		LAND DATE									
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			206,591
TOTAL MARKET OB/XF VALUE			2,243
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			303,834
SOH/AGL Deduction			17,440
ASSESSED VALUE			286,394
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			236,394
TOTAL JUST VALUE			303,834
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006344	CO ISSUED	0	04/22/2022
21009400	NEW CONSTR	169,653	07/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2461/0928	5/11/2021	QC	U	V	11	100

GRANTOR: LITTLE DONALD C & MIC
GRANTEE: CONGLETON JAMES & M

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2022] W13 UOP=[YR=2022] N8 W18 S8 BAS=[YR=2022] W25 S28 E11 FOP=[YR=2022] S6 E30 N6 W30\$ E32 N28 W18\$ E18\$ S15 E13 N15\$.	

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	0810	CONCRETE A	0	100	0	0		345.00	SF	6.50				2,243	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							