



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100	1,236	105,669
BAS	112	100	112	9,575
FOP	32	30	10	855
TOTALS	1,380		1,358	116,100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,358	109.7460	104.26	141,585	1955	1980	0	0	0	18.00	82.00	
1 SINGLE FAM - 100% - 0				Heated Area: 1348				HX Base Yr					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		116,100	
TOTAL MARKET OB/XF VALUE		13,753	
TOTAL LAND VALUE - MARKET		79,875	
TOTAL MARKET VALUE		209,728	
SOH/AGL Deduction		146,210	
ASSESSED VALUE		63,518	
TOTAL EXEMPTION VALUE		HX HB WX 43,518	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		209,728	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		204,668	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311156	FOUNDATION	3,800	06/02/2003
94 0272	REPAIR/RRF	0	12/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0673/1973	1/20/1993	WD	U	V	
GRANTOR: SPARKMAN ANDREW & P					SALE PRICE 2,200
GRANTEE: STATE OF FLORIDA					

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
1	0511	GARAGE CB-	0 100	24	26	624.00	SF	40.00	40.00	100	1974	1974	3
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3
3	0812	CONCRETE C	0 100	0	0	1,720.00	SF	4.00	4.00	100	2003	2003	3

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W24 S48 E12 BAS=[YR=2003] S8 E14 FOP=[YR=1993] E4 N8 W4 S8\$ N8 W14\$ E14 N1 U2 R2 N6 U2 L2 N23 W2 N14\$.			

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		RSF	2125.00	238.00	0.71	AC		1.00	1.00