



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	4011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	1,795	234,735
FGR	528	55	290	37,924
FOP	126	30	38	4,969
FOP	232	30	70	9,154
FUS	326	100	326	42,632
STR	32	10	3	393

TOTALS	3,039		2,522	329,806
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0812	CONCRETE C	0 100	0	0	2,433.00	SF	4.00	4.00	100	2006

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,522	114.3360	142.92	360,444	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2015				Heated Area: 2121				HX Base Yr			
The floor plan diagram illustrates a residential layout with several rooms and their associated market values. The rooms are labeled as follows: FUS 2019: A large room on the left side of the plan. STR 2019: A small room located below the FUS 2019 room. FGR 2006: A room located in the upper middle section of the plan. FOP 2006: A room located to the right of the FGR 2006 room. BAS 2006: A large room located in the lower middle section of the plan. The diagram also includes various dimensions and line segments indicating the layout and area of the property.											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			329,806
TOTAL MARKET OB/XF VALUE			11,617
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			416,423
SOH/AGL Deduction			2,602
ASSESSED VALUE			413,821
TOTAL EXEMPTION VALUE	13		413,821
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			416,423
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			401,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1420531	REPAIR/RRF	0	12/17/2014
B1429666	SOLAR PANELS	13,780	12/08/2014
C15541	C0 ISSUED	0	09/01/2005
B15541	NEW CONSTR	0	09/01/2005
M10322	MECH OTHER	0	09/01/2005
E15545	ELEC OTHER	2,000	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2278/1514	5/29/2019	WD	U	I	11	100
GRANTOR: EASTMAN GERALD & DEBO						
GRANTEE: EASTMAN REVOCABLE T						
1822/1770	11/01/2012	WD	U	I	12	100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: EASTMAN GERALD & DE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W12 FOP=[YR=2006] W29 FGR=[YR=2006] N16 W22 S24 E22 N8 \$ S8 E29 N8 \$ S8 W55 S25 E16 N2 E9 S3 E12 FOP=[YR=2006] S7 E18 N7 W18 \$ E30 N34 \$ PTR= W85 N10 FUS=[YR=2019] W14 S18 E2 S9 E6 STR=[YR=2019] S4 E4 N8 W4 S4\$ N4 E4 N5 E2 N18\$ S10 E85\$.											

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	