



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,008	100	1,008
FCP	298	25	74
FOP	80	30	24
FOP	180	30	54
UST	60	45	27
TOTALS	1,626		1,187
			111,261

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 0	112.08	133,039	1965	1990	0	0	16.37	83.63	
Heated Area: 1008 HX Base Yr												

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				111,261	
TOTAL MARKET OB/XF VALUE				479	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				146,740	
SOH/AGL Deduction				21,541	
ASSESSED VALUE				125,199	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				125,199	
TOTAL JUST VALUE				146,740	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				155,204	
EYB ADJSTD FOR REMODELING: 10/23KW					
MISC STRG = NV: KW10/23					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
B26008	REMODEL	3,475	05/01/2012		
5745	CHNGE SRVC	0	02/27/1989		
4962	REPAIR/RRF	2,275	06/14/1988		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2109/0443	3/28/2017	WD Q	Q	I	01	100,000
GRANTOR: WADE JAYE BLAIR & DEB						
GRANTEE: MORRIS TYLER & JENN						
2109/0433	3/20/2017	WD U	U	I	11	100
GRANTOR: LOCKER DEBORAH LYNN A						
GRANTEE: WADE JAYE BLAIR & D						

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
2	0810	CONCRETE A	0	0	0	0		6.50	100	1970	1970	3	21	479

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS	[YR=1993;ORIG=0,0]	W12 W18 W12 S5 S19 E2 E16 E24 N24 \$	
FCP	[YR=1993;ORIG=-54,5]	S24 E14 N5 W2 N19 W12 \$	
FOP	[YR=2011;ORIG=-40,29]	E16 N5 W16 S5 \$	
UST	[YR=1993;ORIG=-42,0]	W12 S5 E12 N5 \$	
FOP	[YR=2024;ORIG=-30,0]	E18 N10 W18 S10 \$	

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	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000								