



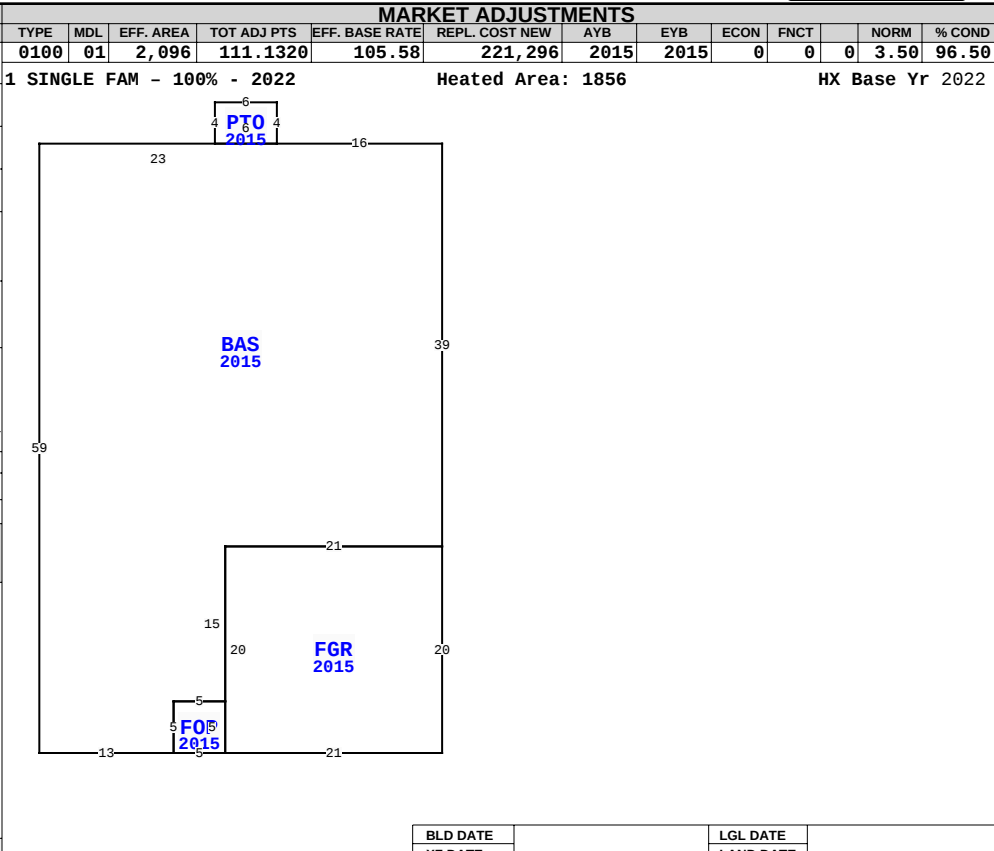
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4144.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	189,098
FGR	420	55	231	23,535
FOP	25	30	8	815
PTO	24	5	1	102
TOTALS	2,325		2,096	213,551

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
1	0810	CONCRETE A	0 100	0	0	603.00	SF	6.50	6.50	100	2015	2015	3	95

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	TOT ADJ
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



TOTAL OB/XF														
3,724														

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3,724														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	213,551		
TOTAL MARKET OB/XF VALUE	3,724		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	292,275		
SOH/AGL Deduction	40,906		
ASSESSED VALUE	251,369		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	201,369		
TOTAL JUST VALUE	292,275		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	282,685		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529952	NEW CONSTR	225,585	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/184	1/11/2024	WD	Q	I	01	335,000
GRANTOR: MAYBERRY BRADLEY A						
GRANTEE: EREMITA RICHARD M T						
2497/1433	9/17/2021	WD	Q	I	01	269,900
GRANTOR: JUNAK FAMILY TRUST						
GRANTEE: MAYBERRY BRADLEY A						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2015] W16 PTO=[YR=2015] N4 W6 S4 E6 \$ W23 S59 E13 FOP=[YR=2015] E5 FGR=[YR=2015] E21 N20 W21 S20 \$ N5 W5 S5 \$ N5 E5 N15 E21 N39 \$.														