



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

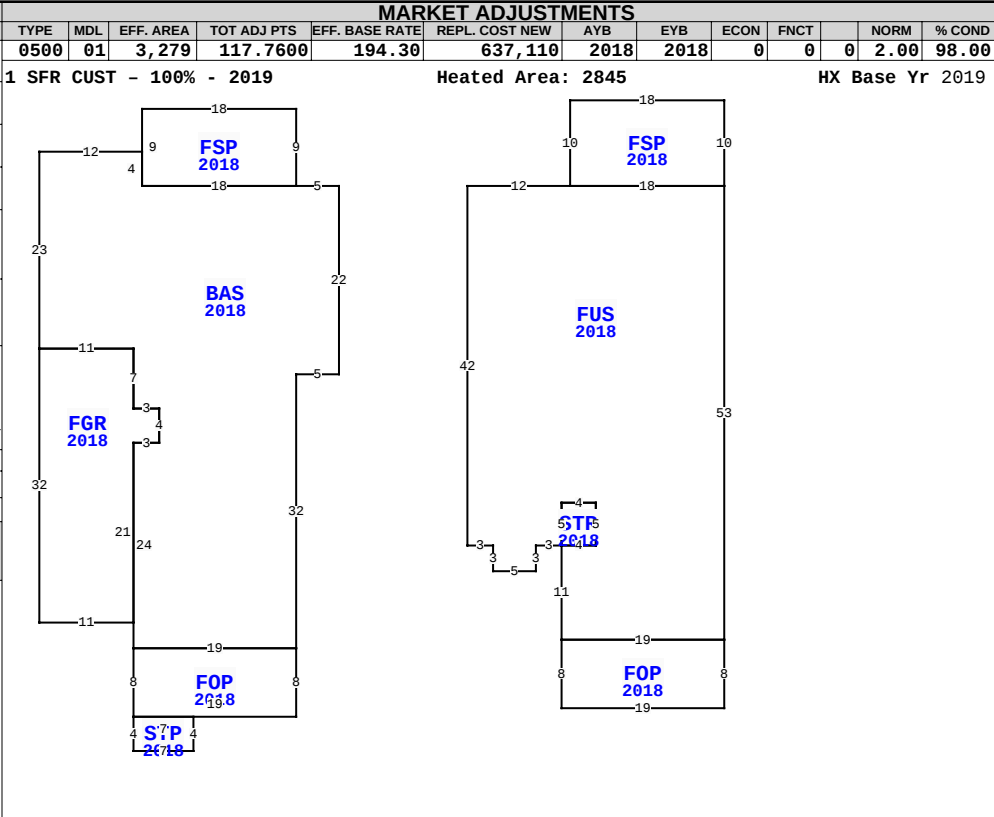
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2104.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100	1,381	262,961
FGR	364	55	200	38,083
FOP	152	30	46	8,759
FOP	152	30	46	8,759
FSP	162	40	65	12,377
FSP	180	40	72	13,710
FUS	1,464	100	1,464	278,766
STP	28	10	3	571
STR	20	10	2	381
TOTALS	3,903		3,279	624,368

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2018	2018	3	98	1,960
2	0855	CONC PAVER	0	100	0	0		330.00	SF 7.00	7.00	100	2018	2018	3	97	2,241
3	0855	CONC PAVER	0	100	0	0		24.00	SF 7.00	7.00	100	2018	2018	3	97	163

LAND DESCRIPTION			TOTAL OB/XF 4,364													
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
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF 4,364																
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				624,368	
TOTAL MARKET OB/XF VALUE				4,364	
TOTAL LAND VALUE - MARKET				275,000	
TOTAL MARKET VALUE				903,732	
SOH/AGL Deduction				393,264	
ASSESSED VALUE				510,468	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				460,468	
TOTAL JUST VALUE				903,732	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				746,404	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172132	CO ISSUED	0	11/01/2018
20172132	NEW CONSTR	348,832	07/12/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/1942	2/12/2024	LE	U	I	11	100
GRANTOR: PLOTTS ANGELA JEAN						
GRANTEE: GASCON ROBERT RAYMO						
2234/1104	11/02/2018	SW	Q	I	01	569,800
GRANTOR: D & H HOMES LLC						
GRANTEE: BIRD ANGELA JEAN						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2018] W5 FSP=[YR=2018] N9 W18 S9 E18\$ W18 N4 W12 S23 FGR=[YR=2018] S32 E11 N21 E3 N4 W3 N7 W11\$ E11 S7 E3 S4 W3 S24 FOP=[YR=2018] S8 STP=[YR=2018] S4 E7 N4 W7\$ E19 N8 W19\$ E19 N32 E5 N22\$ PTR=E15 FUS=[YR=2018] E12 FSP=[YR=2018] N10 E18 S10 W18\$ E18 S53 FOP=[YR=2018] S8 W19 N8 E19\$ W19 N11 STR=[YR=2018] N5 E4 S5 W4\$ E4 N5 W4 S5 W3 S3 W5 N3 W3 N42\$ W15\$.																