



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,204	121.2750	151.59	334,104	1976	2005	0	0	0	8.50	91.50

1 SNGL FAM - 100% - 2018 Heated Area: 2033 HX Base Yr 2018

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		388,966	
TOTAL MARKET OB/XF VALUE		34,034	
TOTAL LAND VALUE - MARKET		484,500	
TOTAL MARKET VALUE		907,500	
SOH/AGL Deduction		0	
ASSESSED VALUE		907,500	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		857,500	
TOTAL JUST VALUE		907,500	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		896,831	

Quality	05	Quality Level 05		
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	1,381	100	1,381	191,552
BAS	136	100	136	18,864
DCK	176	10	18	2,497
FOP	296	30	89	12,345
FSP	160	40	64	8,877
FUS	516	100	516	71,571
TOTALS	2,665		2,204	305,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18422	ADDITION	0	08/01/2006
E14369	ELEC OTHER	0	02/01/2005
5755	CHNGE SRVC	0	03/07/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1192	1/04/2023	WD Q	Q	V	03	95,000

GRANTOR: OSBORNE RODNEY & SHER						
GRANTEE: ROACH JAMES D JR &						
2130/1244	6/30/2017	WD Q	Q	I	01	490,000
GRANTOR: HICKOX A MICHAEL & ER						
GRANTEE: ROACH JAMES D & ASH						

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
1	0570	JUNK HOUSE	0	100	0	0		1.00	UT 500.00	100	1980	1980	3	100	500	
2	0200	BARN WD 0-	0	100	0	0		510.00	SF 15.00	100	1980	1980	3	20	1,530	
3	0940	SHEDS/PORT	0	100	15	13		195.00	SF 20.10	100	1990	1990	3	20	784	
4	0300	BOAT DCK W	0	100	8	14		112.00	SF 40.00	100	1992	1992	3	20	896	
5	0681	POLE SHED	0	100	0	0		1,936.00	SF 15.00	100	2004	2004	3	36	10,454	
6	0681	POLE SHED	0	100	12	24		288.00	SF 15.00	100	2004	2004	3	36	1,555	
7	0681	POLE SHED	0	100	12	24		288.00	SF 15.00	100	2004	2004	3	36	1,555	
8	0473	VF 3 RAIL	0	100	0	0		1,064.00	LF 7.50	100	2005	2005	3	66	5,267	
9	0479	VF PICKET	0	100	0	0		294.00	LF 10.00	100	2005	2005	3	66	1,940	
10	0350	CARPORT WD	0	100	35	30		1,050.00	SF 13.00	100	2006	2006	3	27	3,686	

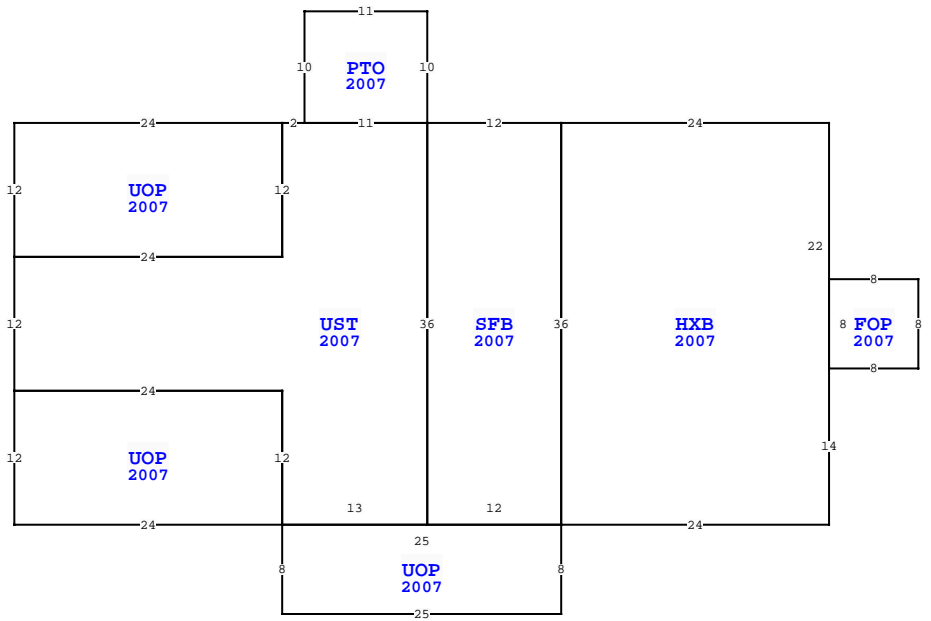
LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR			6.46	AC		1.00	1.00	1.00	75,000.00	75,000.00	484,500							

BUILDING NOTES												
BAS=[YR=2004] W17 FSP=[YR=2004] W20 S3 DCK=[YR=2007] W22 S8 BAS=[YR=1993] W2 S19 E24 S3 FOP=[YR=2005] S8 E37 N8 W37 \$ E37 N25 W37 S3 W22 \$ E22 N8 \$ S5 E20 N8 \$ S8 E17 N8 \$ PTR= E30 FUS=[YR=1993] E36 S15 W9 S4 W3 N8 W12 S8 W3 N4 W9 N15 \$ W30 \$ .												



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	1	1	100
Bathrooms	1	1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
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
FOP	64	30	19
HXB	864	100	864
PTO	110	5	6
SFB	432	80	346
UOP	200	20	40
UOP	288	20	58
UOP	288	20	58
UST	756	45	340
TOTALS	3,002		1,731

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	ACCESORY U	-	100%	-	2018						
Heated Area: 1210						HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			388,966
TOTAL MARKET OB/XF VALUE			34,034
TOTAL LAND VALUE - MARKET			484,500
TOTAL MARKET VALUE			907,500
SOH/AGL Deduction			0
ASSESSED VALUE			907,500
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			857,500
TOTAL JUST VALUE			907,500
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			896,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1192	1/04/2023	WD Q	Q	V	03	95,000
GRANTOR: OSBORNE RODNEY & SHER						
GRANTEE: ROACH JAMES D JR &						
2130/1244	6/30/2017	WD Q	Q	I	01	490,000
GRANTOR: HICKOX A MICHAEL & ER						
GRANTEE: ROACH JAMES D & ASH						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
11	0476	VF 6 SBPL	0	100	0	0	103.00	LF	32.00	100	2008
12	0092	AUTO GATE	0	100	0	0	1.00	UT	2,100.00	100	2011
13	0855	CONC PAVER	0	100	15	15	225.00	SF	10.00	100	2009
14	1126	CB/STC 8"	0	100	6	2	48.00	SF	8.00	100	2011

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	RK	LGL DATE	LAND DATE	AG DATE	06/12/2024	TD			
01/15/2008	01/15/2008										

BUILDING NOTES											

BUILDING DIMENSIONS											
HXB=[YR=2007] W24 SFB=[YR=2007] W12 PTO=[YR=2007] N10 W11 S10 UST=[YR=2007] W2 UOP=[YR=2007] W24 S12 E24 N12 \$ S12 W24 S12 UOP=[YR=2007] S12 E24 UOP=[YR=2007] S8 E25 N8 W25 \$ N12 W24 \$ E24 S12 E13 N36 W11 \$ E11 \$ S36 E12 N36 \$ S36 E24 N14 FOP=[YR=2007] E8 N8 W8 S8 \$ N22 \$.											

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