



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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
BAS	1,246	100
BAS	96	100
BAS	216	100
FOP	75	30
USP	120	30
TOTALS	1,753	1,616

MARKET ADJUSTMENTS																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
1	SINGLE FAM	- 100%	- 2018																		
Heated Area: 1558						HX Base Yr 2018															
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>05/30/2023</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE			05/30/2023	MLU	
BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE																	
		05/30/2023	MLU																		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			144,121
TOTAL MARKET OB/XF VALUE			14,310
TOTAL LAND VALUE - MARKET			57,000
TOTAL MARKET VALUE			215,431
SOH/AGL Deduction			76,818
ASSESSED VALUE			138,613
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			88,613
TOTAL JUST VALUE			215,431
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 2601	NEW CONSTR	0	07/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2123/0567	5/25/2017	WD Q	Q	I	02	152,900
GRANTOR: MCCAFFREY SEAN M						
GRANTEE: SUGGS ADAM DANIEL &						
1980/1492	5/13/2015	WD Q	Q	I	01	85,900
GRANTOR: KESLAR BRENDA ET AL						
GRANTEE: MCCAFFREY SEAN M						

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	0861	POOL GUNIT	0 100	33	16	528.00	SF	85.00	85.00	100	1995	1995	3	20	8,976	
2	0845	KOOL DECK	0 100	0	0	668.00	SF	7.25	7.25	100	1995	1995	3	70	3,390	
3	0940	SHEDS/PORT	0 100	24	18	432.00	SF	22.50	22.50	100	1970	1970	3	20	1,944	
TOTAL OB/XF															14,310	

BUILDING NOTES									
<p>BAS=[YR=1993] W13 S4 USP=[YR=2017] W12 S10 E12 N10\$ S10 W30 S33 E15 N10 FOP=[YR=1993] E15 N5 W15 S5 \$ N5 E15 S5 E13</p> <p>BAS=[YR=2013] E12 N18 BAS=[YR=2013] N8 W12 S8 E12 \$ W12 S18 \$ N37 \$ .</p>									

BUILDING DIMENSIONS									
<p>BAS=[YR=1993] W13 S4 USP=[YR=2017] W12 S10 E12 N10\$ S10 W30 S33 E15 N10 FOP=[YR=1993] E15 N5 W15 S5 \$ N5 E15 S5 E13</p> <p>BAS=[YR=2013] E12 N18 BAS=[YR=2013] N8 W12 S8 E12 \$ W12 S18 \$ N37 \$ .</p>									

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		OR	0.00	0.00	0.76	AC		1.00	1.00	1.00	75,000.00	75,000.00	57,000							