

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

05

AVERAGE 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 80

Interior Floo

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

1 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

1. 1. 100

Units

0 100

Occupancy

00

NONE 100

Quality

02

Quality Level 02

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,088

100

1,088

93,026

TOTALS

1,088

1,088

93,026

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

0810

CONCRETE A

0 100

20 30

600.00

SF

6.50

6.50

100

2020

2020

3

99

3,861

LAND DESCRIPTION

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

0006

OR

0.00

0.00

1.50

AC

1.00

1.00

1.00

35,000.00

35,000.00

52,500

REVIEW DATE

08/10/2020

BY

KB

Total Acres:

1.50

Total Land Value:

52,500

Market:

0

Agricultural:

0

Common:

52,500

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

0100011,088109.7630

EFF. BASE RATE

104.27

REPL. COST NEW

113,446

AYB

1950

EYB

1980

ECON

0

FNCT

0

NORM

0 18.00

% COND

82.00

1 SINGLE FAM - 100% - 2012

Heated Area: 1088

HX Base Yr 2012

32

39

16

10

29

16

BAS

2006

BLD DATE

01/24/2007

RK

LGL DATE

LAND DATE

AG DATE

XF DATE

INC DATE

GRANTOR:SHUMAN TREVOR D & BRE

GRANTEE:SHUMAN STACY SHANE

1163/1976

8/20/2003

QC

U

V

07

100

GRANTOR:SHUMAN TREVOR & BREND

GRANTEE:SHUMAN STACY SHANE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W39 S32 E29 N16 E10 N16 \$ .

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

114,659

TOTAL MARKET OB/XF VALUE

3,861

TOTAL LAND VALUE - MARKET

52,500

TOTAL MARKET VALUE

171,020

SOH/AGL Deduction

66,814

ASSESSED VALUE

104,206

TOTAL EXEMPTION VALUE

50,000

BASE TAXABLE VALUE

54,206

TOTAL JUST VALUE

171,020

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

166,864

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20003044

ADDITION

43,470

04/07/2020

M7249

H/AC

0

07/01/2003

B11329

FOUNDATION

300

06/01/2003

B11347

HOUSEMVG

8,000

06/01/2003

W120

XFOB

0

06/01/2003

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VALUE

RSN CD

SALE PRICE

1441/1915

9/05/2006

QC

U

V

07

100

GRANTOR:SHUMAN TREVOR D & BRE

GRANTEE:SHUMAN STACY SHANE

1163/1976

8/20/2003

QC

U

V

07

100

GRANTOR:SHUMAN TREVOR & BREND

GRANTEE:SHUMAN STACY SHANE

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