



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	870	100	870	61,678
FEP	240	80	192	13,612
UOP	168	20	34	2,410
UOP	64	20	13	922
UOP	270	20	54	3,829
TOTALS	1,612		1,163	82,450

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	0	0	0	300.00	SF	15.00	15.00	
2	0681	POLE SHED	0	0	0	0	304.00	SF	15.00	15.00	
3	0350	CARPORT WD	0	0	0	0	236.00	SF	13.00	13.00	
4	0351	CARPORT MT	0	0	0	0	400.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.94	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,163	100.1700	95.16	110,671	1950	1950	0	0	0	25.50	74.50

1 SINGLE FAM - 0% - 2024

TOTAL OB/XF 3,306													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			82,450
TOTAL MARKET OB/XF VALUE			3,306
TOTAL LAND VALUE - MARKET			67,900
TOTAL MARKET VALUE			153,656
SOH/AGL Deduction			0
ASSESSED VALUE			153,656
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			153,656
TOTAL JUST VALUE			153,656
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0755/0031	3/26/1996	WD U	I	I	07	100	
GRANTOR: SCARBOROUGH MAEDEAN							
GRANTEE: WHIPP WALTER & CARO							
0753/0329	3/04/1996	WD U	I	I	07	100	
GRANTOR: WHIPP WALTER R & CARO							
GRANTEE: WHIPP WALTER R & CA							

BUILDING NOTES											

BUILDING DIMENSIONS											
FEP=[YR=2002] W30 S8 UOP=[YR=2002] W8 S8 UOP=[YR=1993] S21 UOP=[YR=2002] S9 E30 N9 BAS=[YR=1993] E8 N29 W30 S29 E22\$ W30\$ E8 N21 W8\$ E8 N8\$ E30 N8\$.											