

BUILDING CHARACTERISTICS

ELEMENTCD

05  
AVERAGE 100

03  
GABLE/HIP 100

03  
COMP SHNGL 100

05  
DRYWALL 100

14  
CARPET 90

08  
SHT VINYL 10

03  
CENTRAL 100

04  
AIR DUCTED 100

3 100  
2 100

02  
WOOD FRAME 100

1.  
1. 100  
0 100

04  
Quality Level 04

0200  
MOBILE HOME

MKT AREA  
09

9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,6201001,62075,443

UOP24025602,794

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,680129.360097.02162,994200120010052.0048.00

M/H 94+ - 0% - 0Heated Area: 1620HX Base Yr

BAS2002

UOP2006

TOTALS1,8601,68078,237

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100200120013852,975

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES0OR0.000.001.10AC1.001.001.0030,000.0030,000.0033,000

REVIEW DATE01/14/2021BYWWATotal Acres: 1.10Total Land Value: 33,000Market: 0Agricultural: 0Common: 33,000PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE78,237

TOTAL MARKET OB/XF VALUE2,975

TOTAL LAND VALUE - MARKET33,000

TOTAL MARKET VALUE114,212

SOH/AGL Deduction15,357

ASSESSED VALUE98,855

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE98,855

TOTAL JUST VALUE114,212

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE112,072

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

1377/019912/29/2005WDUII0655,000

GRANTOR: JOHNSON HERSEL L & C

GRANTEE: BIEKER JOHN R & LUZ

1375/176412/21/2005WDQUII170,000

GRANTOR: JOHNSON HERSEL L & C

GRANTEE: BIEKER JOHN ROBERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W60 S27 E25 UOP=[YR=2006] S12 E20 N12 W20 \$E35 N27 \$ .