



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	50,704
FST	96	55	53	4,665
FUS	288	100	288	25,352
SFB	240	80	192	16,901
UOP	96	20	19	1,672

TOTALS	1,296		1,128	99,296
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	0	38	10	380.00	SF	24.85	24.85	
2	0681	POLE SHED	0	0	12	14	168.00	SF	15.00	15.00	
3	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	
4	1242	WD DECK A	0	0	0	0	240.00	SF	10.00	10.00	
5	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	
6	0200	BARN WD 0-	0	0	36	36	1,296.00	SF	20.00	20.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.24	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,128	111.3000	105.74	119,275	1978	1985	0	0	0	16.75	83.25	
1 SINGLE FAM - 0% - 0 Heated Area: 1056 HX Base Yr													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023
INC DATE		AG DATE	MLU

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	0510	GARAGE WD-	0	0	38	10	380.00	SF	24.85	24.85	100	1978	1978	3	20	1,889	
2	0681	POLE SHED	0	0	12	14	168.00	SF	15.00	15.00	100	2000	2000	3	28	706	
3	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
4	1242	WD DECK A	0	0	0	0	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	
5	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
6	0200	BARN WD 0-	0	0	36	36	1,296.00	SF	20.00	20.00	100	2000	2000	3	28	7,258	

TOTAL OB/XF											
11,773											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		99,296	
TOTAL MARKET OB/XF VALUE		11,773	
TOTAL LAND VALUE - MARKET		74,400	
TOTAL MARKET VALUE		185,469	
SOH/AGL Deduction		35,674	
ASSESSED VALUE		149,795	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		149,795	
TOTAL JUST VALUE		185,469	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,069	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6467	CHNGE SRVC	0	01/31/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0663/0202	7/13/1992	WD	U	I	06	5,000
GRANTOR: ADAMS JOHNNY & M H						
GRANTEE: CONVERSE CHARLE & A						
0641/0148	11/13/1991	WD	U	I	01	25,000
GRANTOR: LEE GEORGE & KATHY						
GRANTEE: ADAMS JOHNNY & M						

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=2012] W24 S10 BAS=[YR=1993] S24 UOP=[YR=1993] S4 E24N4 W24 \$ E24 N12 FST=[YR=2012] E8 N12 W8 S12\$ N12 W24 \$ E24 N10\$ PTR= E15 FUS=[YR=1993] E24 S12 W24 N12 \$ W15 \$.											