



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	1,532	166,187
FGR	420	55	231	25,058
FOP	57	30	17	1,844
FOP	98	30	29	3,146
TOTALS	2,107		1,809	196,234

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,809	122.9800	116.83	211,345	2006	2008	0	0	7.15	92.85
1 SINGLE FAM - 100% - 2022						Heated Area: 1532		HX Base Yr 2022			
The site map shows a property layout with three distinct areas labeled in blue: FOP 2006, BAS 2006, and FGR 2006. The FOP 2006 area is a small rectangle at the top left with dimensions 14 by 7. The BAS 2006 area is a large rectangle in the center with dimensions 42 by 44. The FGR 2006 area is a rectangle at the bottom right with dimensions 21 by 21. Various other dimensions are provided for the boundaries and internal divisions, such as 21, 3, 7, 14, 42, 4, 2, 5, 4.2, 10, 21, 20, 5, 4, 3, 4, 7, and 20.											
BLD DATE				LGL DATE							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	37	16	592.00	SF	6.50	6.50	100	2006
2	0810	CONCRETE A	0 100	15	3	45.00	SF	6.50	6.50	100	2006

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2006	3	87	3,348	
2006	3	87	254	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT	

TOTAL OB/XF										3,602		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
06 PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00		
Total Acres: 0.00			Total Land Value: 55,000			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						196,234					
TOTAL MARKET OB/XF VALUE						3,602					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						254,836					
SOH/AGL Deduction						28,614					
ASSESSED VALUE						226,222					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						176,222					
TOTAL JUST VALUE						254,836					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						246,072					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2100982	REPAIR/RRF	4,500	02/01/2021
M11045	H/AC	0	02/01/2006
E16132	ELEC OTHER	1,950	11/01/2005
P10391	OTHER	0	11/01/2005
C16275	CO ISSUED	199,990	10/05/2005
B16275	NEW CONSTR	199,990	10/05/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2460/1425	5/07/2021	WD	Q	I	01	260,000	
GRANTOR: LINDSEY LAURA ASHLEY							
GRANTEE: GRIFFIN TIFFANY & C							
1995/1568	6/18/2015	SW	U	I	12	120,000	
GRANTOR: THE BANK OF NEW YORK							
GRANTEE: LANDRUM LAURA ASHLE							

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=2006] N21 BAS=[YR=2006] N44 W21 S3 FOP=[YR=2006] W14 S7 E14 N7\$S7 W14 S42 R3 D3 E5 FOP=[YR=2006] S4 E7 N10 W4 S3 L3 D3 \$ U3 R3 N3 E4 N5 E20\$W20 S21 E20\$.											