



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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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		

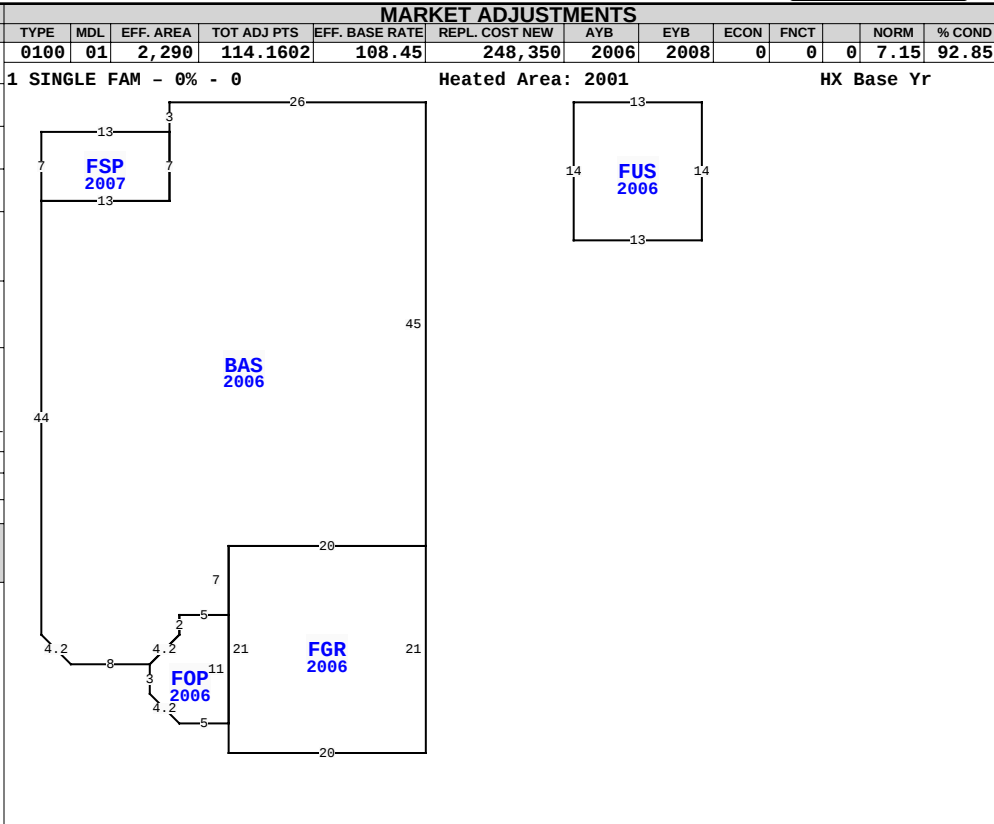
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,819	100	1,819	183,166
FGR	420	55	231	23,261
FOP	73	30	22	2,215
FSP	91	40	36	3,625
FUS	182	100	182	18,327

TOTALS	2,585		2,290	230,593
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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	0810	CONCRETE A	0	0	40	16	640.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	
4	0476	VF 6 SBPL	0	0	0	0	15.00	LF	32.00	32.00	
5	0476	VF 6 SBPL	0	0	0	0	112.00	LF	16.00	16.00	

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	0		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2006	2006	3	87	3,619	
100	2006	2006	3	87	204	
100	2007	2007	3	72	216	
100	2007	2007	3	72	346	
100	2007	2007	3	72	1,290	

TOTAL OB/XF											
5,675											

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0	Common:	55,000
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										230,593	
TOTAL MARKET OB/XF VALUE										5,675	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										291,268	
SOH/AGL Deduction										39,419	
ASSESSED VALUE										251,849	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										251,849	
TOTAL JUST VALUE										291,268	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										281,019	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110414	REPAIR/RRF	17,123	09/01/2021
M10507	H/AC	0	10/01/2005
E15822	ELEC OTHER	1,500	09/01/2005
P10001	OTHER	0	09/01/2005
C15722	CO ISSUED	209,786	08/01/2005
R08002	REPAIR/RRF	1,500	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2396/0765	9/23/2020	WD	Q	I	01	195,000	
GRANTOR: CATON SONYA L							
GRANTEE: SHALIMAR ESTATES II							
1407/1642	4/28/2006	WD	Q	I		225,400	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: CATON SONYA L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2006] N21 BAS=[YR=2006] N45 W26 S3 FSP=[YR=2007] W13 S7 E13 N7\$S7W13S44 R3 D3 E8 FOP=[YR=2006] S3 R3 D3 E5 N11 W5 S2 L3 D3 \$ U3 R3 N2 E5 N7 E20\$W20 S21 E20\$ PTR=N66E15 FUS=[YR=2006] E13 S14 W13 N14\$ W15 S66\$.											