



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

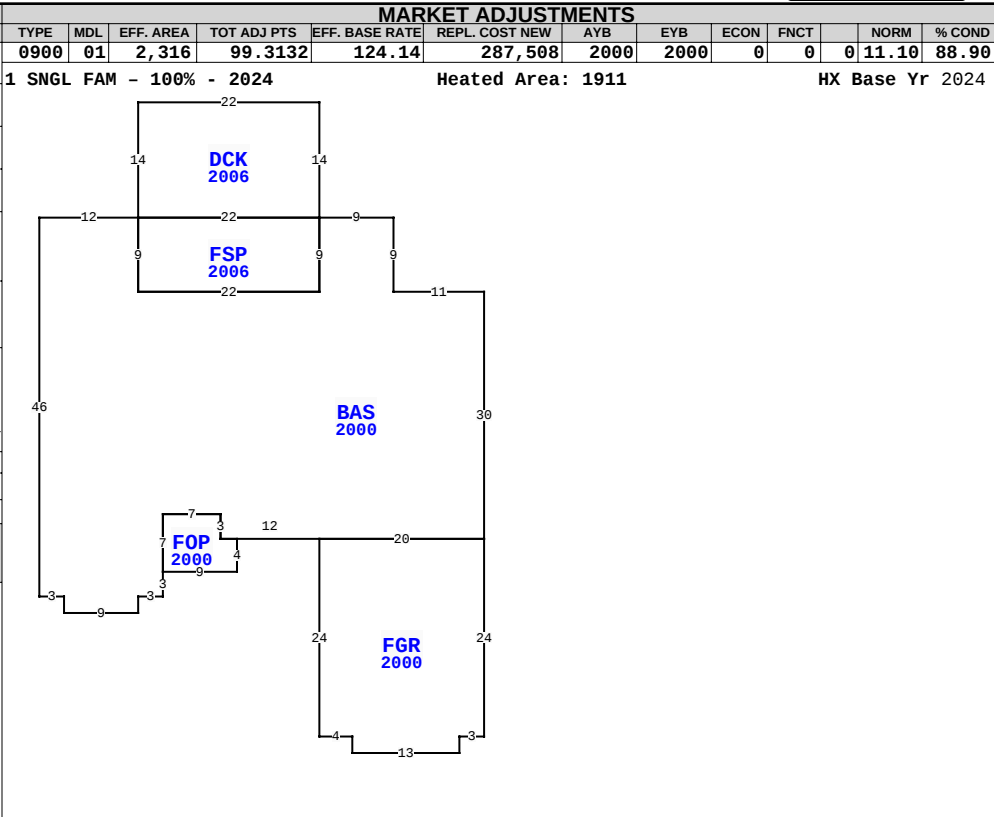
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	1,911	210,899
DCK	308	10	31	3,421
FGR	506	55	278	30,680
FOP	57	30	17	1,876
FSP	198	40	79	8,718

TOTALS	2,980		2,316	255,595
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	66	3	198.00	SF	6.50
3	0812	CONCRETE C	0	100	0	0	1,471.00	SF	4.00
4	0471	VINYL FNC	0	100	0	0	66.00	LF	32.00
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0810	CONCRETE A	0	100	66	3	198.00	SF	6.50	6.50	100	2000	2000	3	79	1,017	
3	0812	CONCRETE C	0	100	0	0	1,471.00	SF	4.00	4.00	100	2000	2000	3	79	4,648	
4	0471	VINYL FNC	0	100	0	0	66.00	LF	32.00	32.00	100	2003	2003	3	61	1,288	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	61	183	

LAND DESCRIPTION										TOTAL OB/XF										10,076	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		255,595			
TOTAL MARKET OB/XF VALUE		10,076			
TOTAL LAND VALUE - MARKET		65,000			
TOTAL MARKET VALUE		330,671			
SOH/AGL Deduction		0			
ASSESSED VALUE		330,671			
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE		280,671			
TOTAL JUST VALUE		330,671			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		333,013			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996659	NEW CONSTR	107,028	12/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/0481	3/07/2023	WD	Q	I	02	385,000
GRANTOR: PHILLIPS BEVERLY B						
GRANTEE: HAWORTH THOMAS H FA						
0935/0907	6/07/2000	QC	U	I	01	100
GRANTOR: PHILLIPS CHARLES & BE						
GRANTEE: PHILLIPS CHARLES &						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2000] W11 N9 W9 DCK=[YR=2006] N14 W22 S14 E22 \$						
FSP=[YR=2006] W22 S9 E22 N9\$ S9 W22 N9 W12 S46 E3 S2 E9 N2 E3						
N3 FOP=[YR=2000] E9 N4 W2 N3 W7 S7\$ N7 E7 S3 E12						
FGR=[YR=2000] S24 E4 S2 E13 N2 E3 N24 W20\$ E20 N30\$.						