



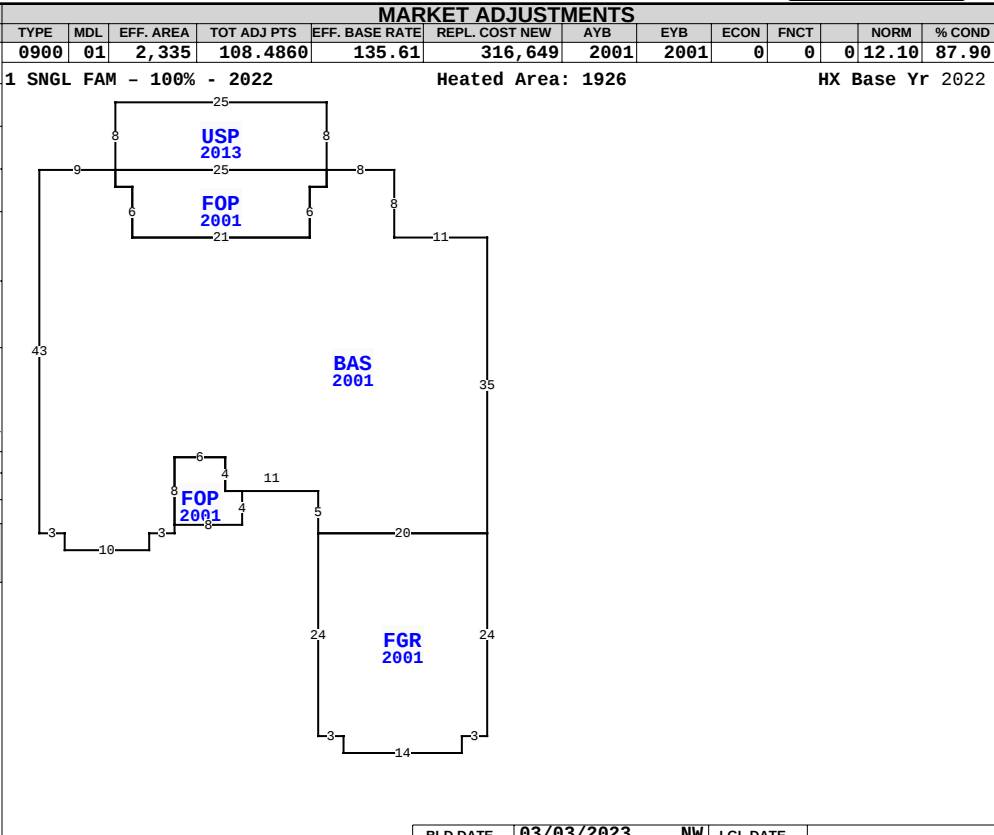
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	4045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,926	100	1,926	229,582
FGR	508	55	279	33,257
FOP	56	30	17	2,026
FOP	176	30	53	6,317
USP	200	30	60	7,152
TOTALS	2,866		2,335	278,334

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001
2	0812	CONCRETE C	0 100	0	0	2,568.00	SF	4.00	4.00	100	2001
3	0476	VF 6 SBPL	0 100	0	0	192.00	LF	32.00	32.00	100	2020

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	0003	RSF-1	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
17,091											
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	0003	RSF-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		278,334	
TOTAL MARKET OB/XF VALUE		17,091	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		360,425	
SOH/AGL Deduction		59,502	
ASSESSED VALUE		300,923	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		250,923	
TOTAL JUST VALUE		360,425	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,294	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014609	NEW CONSTR	300	04/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2424/0269	1/08/2021	WD	Q	I	01
GRANTOR: FISHER STEVEN					
GRANTEE: COTE KELLY & GILBERT					
2060/1749	7/22/2016	WD	U	I	12
GRANTOR: ELLIS JEFFREY S					
GRANTEE: FISHER STEVEN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W11 N8 W8 USP=[YR=2013] N8 W25 S8 E25 \$ FOP=[YR=2001] W25 S2 E2 S6 E21 N6 E2 N2 \$ S2W2 S6 W21 N6 W2 N2 W9 S43 E3 S2 E10 N2 E3 N1 FOP=[YR=2001] E8 N4W2 N4 W6 S8 \$ N8 E6 S4 E11 S5 FGR=[YR=2001] S24 E3 S2 E14 N2 E3 N24 W20 \$ E20 N35 \$.											