

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

0603BD/BATTEN 100
GABLE/HIP 100

Roof Cover
Interior Wall

1206MODULAR MT 100
CUST PANEL 100

Interior Floor
Interior Floor

1509HARDTILE 60
PINE WOOD 40

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

2100
2100
02WOOD FRAME 100

Stories
Units
Occupancy

1.1.100
0100
00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4031.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,1471001,147111,731
FOP18030545,261
FOP333301009,741
UOP30206585
UOP30206585

TOTALS

1,7201,313127,901

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01001410140.00SF6.506.5010020012001380728

20510GARAGE WD-01003725925.00SF35.0035.00100200220023309,713

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSDUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES100OR0.000.001.00AC1.001.000.9080,000.0072,000.0072,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 1.00Total Land Value: 72,000Market: 0Agricultural: 0Common: 72,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,313122.8000116.66153,175200120010016.5083.50

1 SINGLE FAM - 100% - 2007Heated Area: 1147HX Base Yr 2007

BLD DATEXF DATEINC DATE

06/20/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE127,901

TOTAL MARKET OB/XF VALUE10,441

TOTAL LAND VALUE - MARKET72,000

TOTAL MARKET VALUE210,342

SOH/AGL Deduction98,249

ASSESSED VALUE112,093

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE62,093

TOTAL JUST VALUE210,342

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE205,707

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

1397/16213/22/2006WDQI163,000

GRANTOR: ANDES JASON C & ELIZA

GRANTEE: SANTIAGO NIXON G

1249/07387/29/2004WDQI145,600

GRANTOR: PEEPLES ANGEL S

GRANTEE: ANDES JASON C & ELI

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2001] W5 FOP=[YR=2001] N4 W18 S10 BAS=[YR=2001] W19 S31 FOP=[YR=2001] S9 E19 UOP=[YR=2001] S5 E6 N5 W6\$ E18 N9 W37\$ E37 N31 W18\$ E18 N6\$\$6 E5 N6\$.