



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	1.5 100	
Frame	02 WOOD FRAME 100	
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	17	1,477
BAL	192	15	29	2,521
BAS	1,189	100	1,189	103,342
STR	64	10	6	521
UGR	1,000	45	450	39,112
UOP	76	20	15	1,304

TOTALS	2,633		1,706	148,277
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0810	CONCRETE A	0	0
2	0810	CONCRETE A	0	11

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,706	116.5500	110.72	188,888	1974	1980		0	0	21.50
1 SINGLE FAM - 0% - 0											
Heated Area: 1189											
HX Base Yr											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/03/2024 DC											

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	0810	CONCRETE A	0	0	1,130.00	SF	6.50	6.50	100	1980	1980	3	32.5	2,387	
2	0810	CONCRETE A	0	11	99.00	SF	6.50	6.50	100	1980	1980	3	32.5	209	

LAND DESCRIPTION															TOTAL OB/XF 2,596									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001020	C	COMM HWY	0		CG	0.00	0.00	42,377.00	SF		1.00	1.00	1.00	10.00	10.00	423,770							

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4			
VALUATION SUMMARY										STANDARD			
VALUATION BY										Tax Group: 4			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										148,277			
TOTAL MARKET OB/XF VALUE										2,596			
TOTAL LAND VALUE - MARKET										423,770			
TOTAL MARKET VALUE										574,643			
SOH/AGL Deduction										173,257			
ASSESSED VALUE										401,386			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										401,386			
TOTAL JUST VALUE										574,643			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										462,393			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807890	(15) WINDOWS	6,073	10/01/2018
E25345	ELEC OTHER	0	08/01/2012
9805191	MH MOVE-ON	1,200	08/01/1998
980791	REPAIR/RRF	1,730	05/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q	U	V	RSN CD	SALE PRICE
1880/0204	9/11/2013	WD	Q	I		02	195,000
GRANTOR: TENNILLE WILSON R SR							
GRANTEE: LOVETT PAUL & LEAH							
1273/0186	11/12/2004	QC	U	I		01	100
GRANTOR: TENNILLE WILSON R JR							
GRANTEE: TENNILLE WILSON R S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
STR=[YR=1994] W7 BAL=[YR=1994] W14 S8 BAS=[YR=1993] W27 S28 E2 BAL=[YR=1994] S6 E32 N6 W32\$ E33 UOP=[YR=1993] S3 E11 N12 W4 S8 W7 S1\$ N1 E7 N8 E4 N5 W4 N14 W15\$ E14 N8\$ S4 E3 S9 E4 N13\$ PTR= S60 UGR=[YR=1993] E40 S25 W40 N25\$ N60 \$.									