LOT 134
LIGHTHOUSE POINTE #2 PB 7/145

BLACK TIMOTHY & MARY
761 PAGODA COURT
ERIE, CO 80516

2024

41-3N-28-1250-0134-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

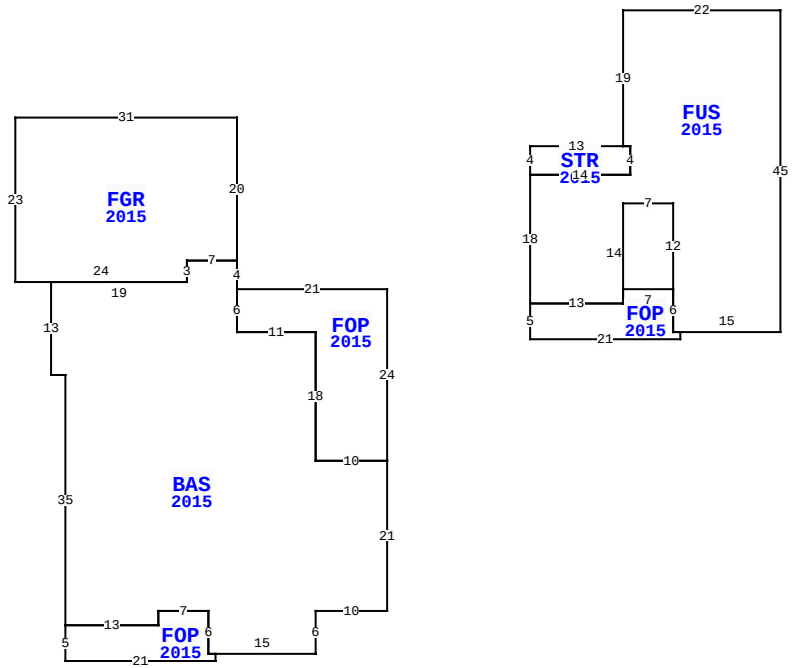
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	1,906	311,374
FGR	692	55	381	62,242
FOP	115	30	34	5,555
FOP	115	30	34	5,555
FOP	306	30	92	15,030
FUS	1,094	100	1,094	178,721
STR	56	10	6	980
TOTALS	4,284		3,547	579,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,547	112.8600	169.29	600,472	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 0% - 2024 Heated Area: 3000 HX Base Yr



28404 VIEUX CARRE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	579,455
TOTAL MARKET OB/XF VALUE	10,783
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	690,238
SOH/AGL Deduction	0
ASSESSED VALUE	690,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	690,238
TOTAL JUST VALUE	690,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	674,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429733	CO ISSUED	0	08/07/2015
B1429733	NEW CONSTR	379,048	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/260	4/27/2023	WD	Q	I	01	835,000
GRANTOR: ALEA KENNETH M & JESS						
GRANTEE: BLACK TIMOTHY & MAR						
2302/0876	9/06/2019	WD	Q	I	02	485,000
GRANTOR: WHITTAKER GRANT T & C						
GRANTEE: ALEA KENNETH M & JE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W21 BAS=[YR=2015] N4 FGR=[YR=2015] N20 W31 S23 E24 N3 E7$ W7 S3 W19 S13 E2 S35 FOP=[YR=2015] S5 E21 N1 W1 N6 W7 S2 W13$ E13 N2 E7 S6 E15 N6 E10 N21 W10 N18 W11 N6$ S6 E11 S18E10 N24$ PTR=E40 FUS=[YR=2015] S6 E15 N45 W22 S19 STR=[YR=2015] W13 S4 E14 N4 W1$ E1 S4 W14 S18 FOP=[YR=2015] S5 E21 N1 W1 N6 W7 S2 W13$ E13 N14 E7S12$ W40$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	0	0	0	532.00	SF	10.00	10.00	100	2015	2015	3	95	5,054	
2	0479	VF PICKET	0	0	0	0	126.00	LF	10.00	10.00	100	2015	2015	3	89	1,121	
3	0810	CONCRETE A	0	0	0	0	432.00	SF	6.50	6.50	100	2015	2015	3	95	2,668	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 10,783

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/13/2022 BY TWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS