



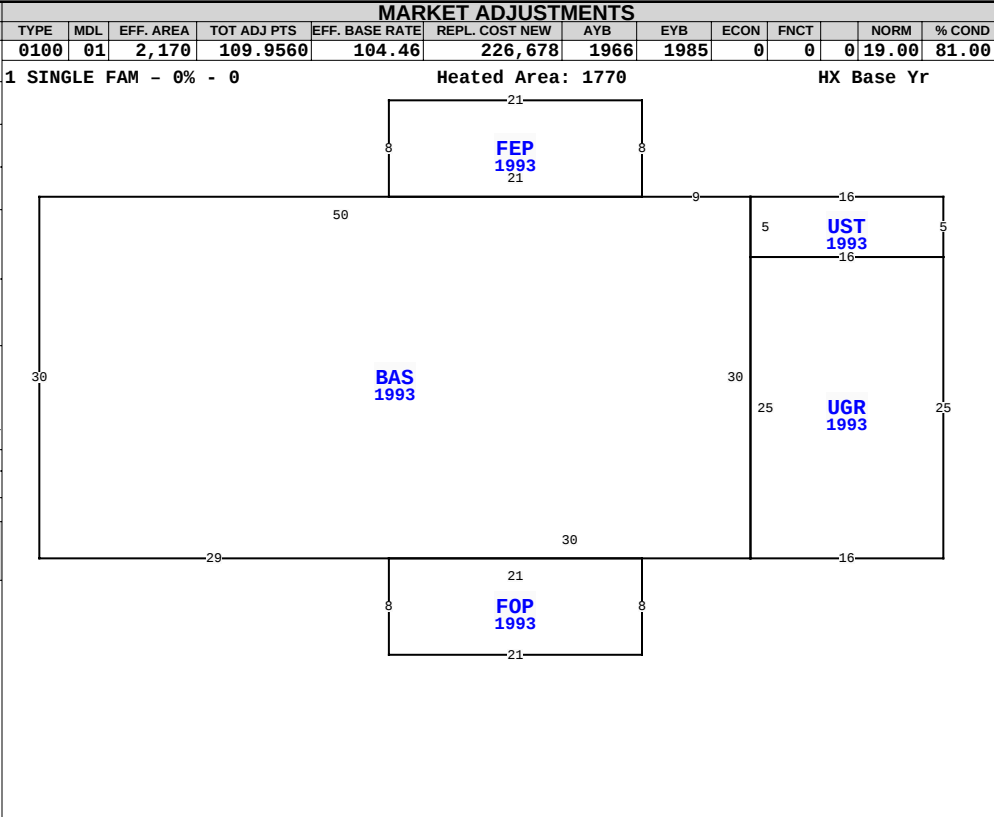
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1,770	149,764
FEP	168	80	134	11,338
FOP	168	30	50	4,231
UGR	400	45	180	15,230
UST	80	45	36	3,046

TOTALS	2,586		2,170	183,609
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
4	0810	CONCRETE A	0	0	0	0	220.00	SF	6.50
5	0810	CONCRETE A	0	0	11	11	121.00	SF	6.50
6	0861	POOL GUNIT	0	0	32	18	576.00	SF	85.00
7	0845	KOOL DECK	0	0	0	0	965.00	SF	7.25



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

LAND DESCRIPTION										TOTAL OB/XF						12,187		
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	000115	C	SFR ACRES	0		RSF-2	0.00	0.00	1.72	AC		1.00	1.00	1.00	80,000.00	80,000.00	1	

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 4										
BUILDING MARKET VALUE										Tax Dist:										
TOTAL MARKET OB/XF VALUE										183,609										
TOTAL LAND VALUE - MARKET										12,187										
TOTAL MARKET VALUE										137,600										
SOH/AGL Deduction										333,396										
ASSESSED VALUE										126,959										
TOTAL EXEMPTION VALUE										206,437										
BASE TAXABLE VALUE										0										
TOTAL JUST VALUE										206,437										
NCON VALUE										333,396										
INCOME VALUE										0										
PREVIOUS YEAR MKT VALUE										275,644										

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2029/0571	1/26/2016	QC	U	I	11	100	
GRANTOR: JOHNSON CYNTHIA L							
GRANTEE: EVANS CYNTHIA M							
0508/0886	1/15/1987	QC	U	I		100	
GRANTOR: JOHNSON WALTER WAYNE							
GRANTEE: JOHNSON CYNTHIA L (							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W9 W50 S30 E29 E30 N30 \$									
UGR=[YR=1993;ORIG=0,30] E16 N25 W16 S25 \$									
FEP=[YR=1993;ORIG=-9,0] N8 W21 S8 E21 \$									
FOP=[YR=1993;ORIG=-30,30] S8 E21 N8 W21 \$									
UST=[YR=1993;ORIG=16,5] N5 W16 S5 E16 \$									