



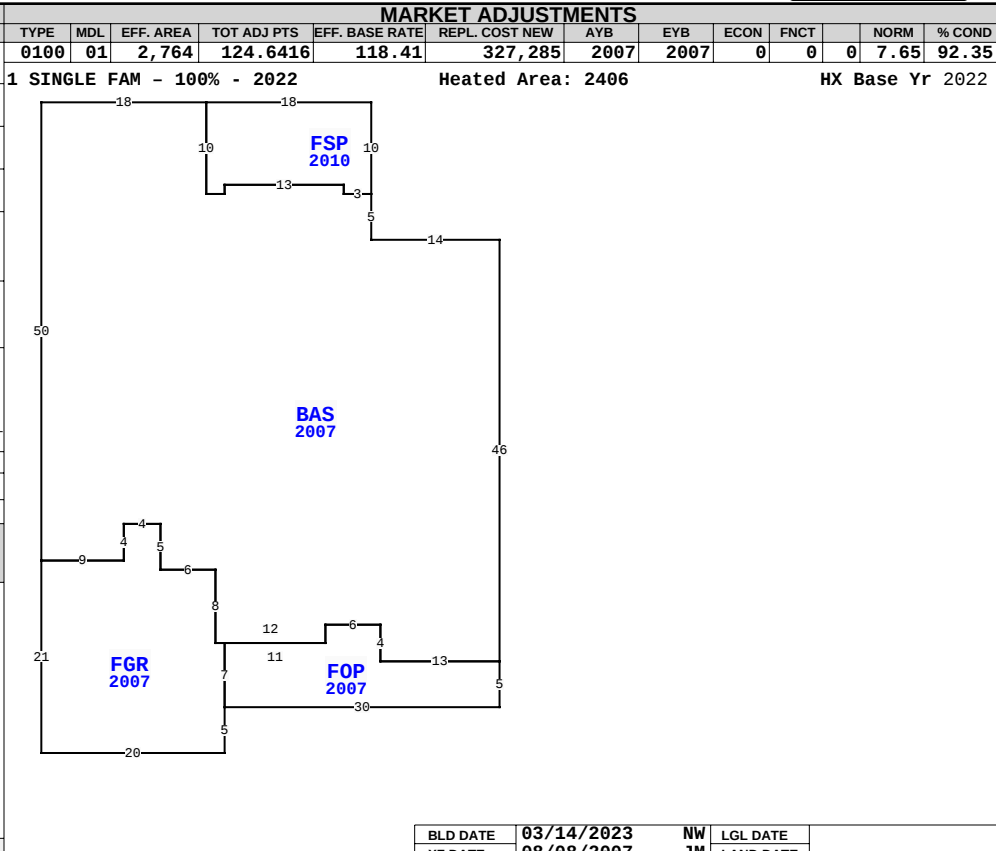
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,406	100	2,406	263,100
FGR	421	55	232	25,369
FOP	196	30	59	6,452
FSP	167	40	67	7,326
TOTALS	3,190		2,764	302,248

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	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20	5.20	100	2007	2007	3	88	3,258	
2	0855	CONC PAVER	0	100	0	0	69.00	SF	10.00	10.00	100	2007	2007	3	88	607	
3	0476	VF 6 SBPL	0	100	0	0	170.00	LF	32.00	32.00	100	2007	2007	3	72	3,917	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	72	216	
5	0861	POOL GUNIT	0	100	0	0	340.00	SF	85.00	85.00	100	2014	2014	3	75	21,675	
6	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00	10.00	100	2014	2014	3	95	5,700	

LAND DESCRIPTION			TOTAL OB/XF 35,373														
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
1	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000



BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	08/08/2007	JM	LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		302,248	
TOTAL MARKET OB/XF VALUE		35,373	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		392,621	
SOH/AGL Deduction		67,110	
ASSESSED VALUE		325,511	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		275,511	
TOTAL JUST VALUE		392,621	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		380,090	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429182	SWIM POOL	20,000	08/01/2014
B23433	REMODEL	1,350	03/01/2010
M12739	MECH OTHER	0	03/01/2007
E18845	ELEC OTHER	2,000	02/01/2007
P11998	OTHER	0	01/01/2007
C19142	CO ISSUED	209,814	11/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
2464/0874	5/24/2021	WD Q	I	01	362,000
GRANTOR: HENSON ROBERT & TINA					
GRANTEE: BOOKER WILLIAM DERE					
1514/0219	7/23/2007	WD Q	I	01	275,800
GRANTOR: COPPENBARGER HOMES					
GRANTEE: HENSON ROBERT & TIN					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W14 N5 FSP=[YR=2010] N10 W18 S10 E2 N1 E13 S1 E3\$ W3 N1 W13 S1 W2 N10 W18 S50 FGR=[YR=2007] S21 E20 N5 FOP=[YR=2007] E30 N5 W13 N4 W6 S2 W11 S7\$ N7 W1 N8 W6 N5 W4 S4 W9\$ E9 N4 E4 S5 E6 S8 E12 N2 E6 S4 E13 N 46\$.	