



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 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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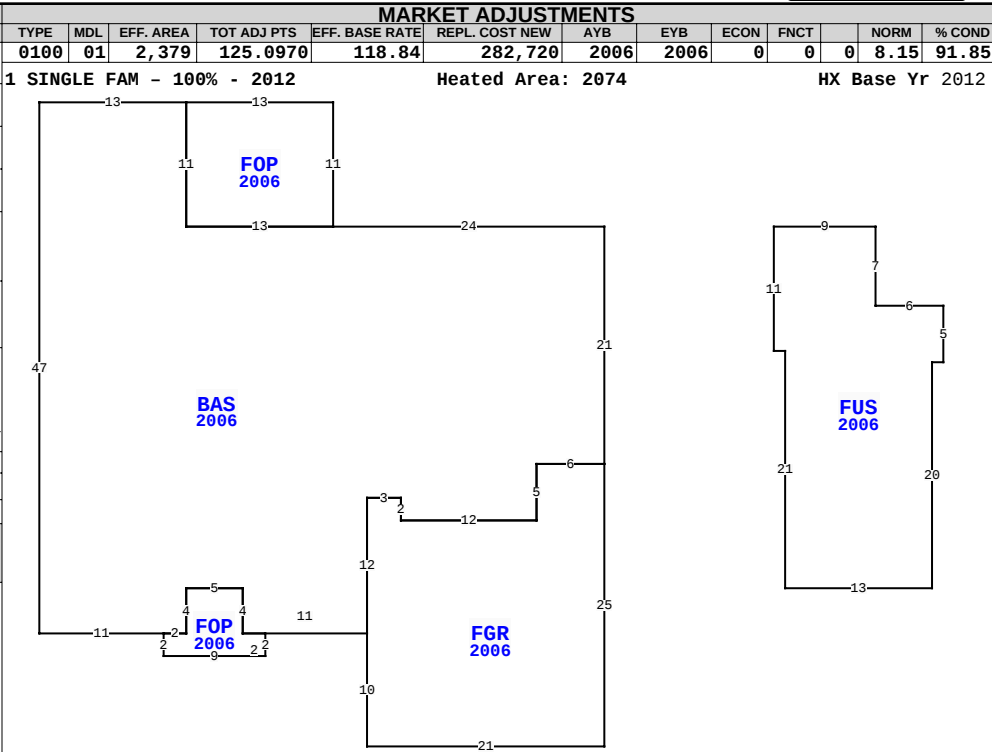
NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,677	100	1,677	183,052
FGR	456	55	251	27,398
FOP	38	30	11	1,200
FOP	143	30	43	4,694
FUS	397	100	397	43,334

TOTALS	2,711		2,379	259,678
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	100	0	0	723.00	SF	5.20
3	0476	VF 6 SBPL	0	100	0	0	154.00	LF	32.00
4	0855	CONC PAVER	0	100	0	0	240.00	SF	10.00
5	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00



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

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	100	0	0	723.00	SF	5.20
3	0476	VF 6 SBPL	0	100	0	0	154.00	LF	32.00
4	0855	CONC PAVER	0	100	0	0	240.00	SF	10.00
5	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					259,678				
TOTAL MARKET OB/XF VALUE					31,528				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					346,206				
SOH/AGL Deduction					161,640				
ASSESSED VALUE					184,566				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					134,566				
TOTAL JUST VALUE					346,206				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					335,522				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428591	SWIM POOL	20,000	04/01/2014
C0516659	CO ISSUED	150,675	04/01/2006
B0516659	NEW CONSTR	150,675	04/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2371/0545	6/19/2020	QC	U	I	11	73,200	
GRANTOR: LANE SHANNON D F/K/A							
GRANTEE: LANE SHANNON D & RO							
1746/0067	6/20/2011	WD	Q	I	01	163,900	
GRANTOR: ASTRUM ROGER P & MELI							
GRANTEE: DEESE SHANNON L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W24 FOP=[YR=2006] N11 W13 S11 E13\$ W13 N11 W13 S47 E11 FOP=[YR=2006] S2 E9 N2 W2 N4 W5 S4 W2\$ E2 N4 E5 S4 E11 FGR=[YR=2006] S10 E21 N25 W6 S5 W12 N2 W3 S12\$ N12 E3 S2 E12 N5 E6 N21\$ PTR=E15 FUS=[YR=2006] E9 S7 E6 S5 W1 S20 W13N21 W1 N11\$ W15\$.									