



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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

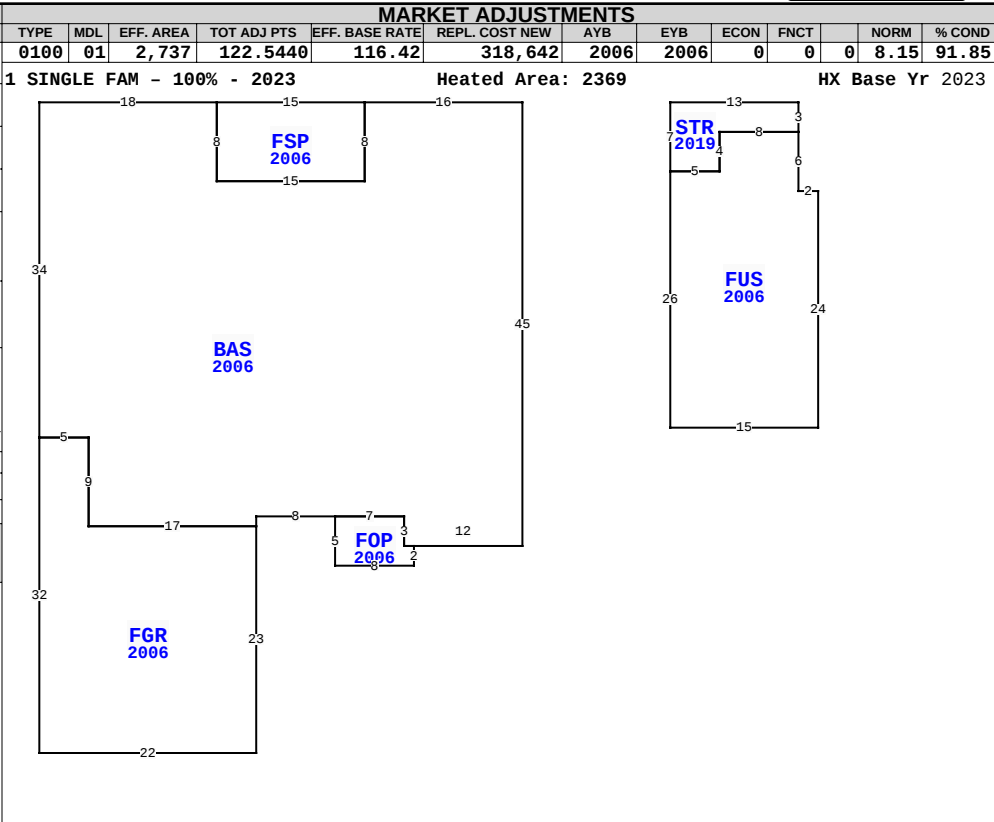
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,951	100	1,951	208,623
FGR	551	55	303	32,400
FOP	37	30	11	1,177
FSP	120	40	48	5,133
FUS	418	100	418	44,698
STR	59	10	6	642

TOTALS	3,136		2,737	292,673
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0811	CONCRETE B	0 100	0	0	778.00	SF	5.20	
3	0476	VF 6 SBPL	0 100	0	0	148.00	LF	32.00	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	



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

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0811	CONCRETE B	0 100	0	0	778.00	SF	5.20	5.20	100	2006	2006	3	87	3,520	
3	0476	VF 6 SBPL	0 100	0	0	148.00	LF	32.00	32.00	100	2006	2006	3	69	3,268	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	69	207	

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

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										292,673									
TOTAL MARKET OB/XF VALUE										8,795									
TOTAL LAND VALUE - MARKET										55,000									
TOTAL MARKET VALUE										356,468									
SOH/AGL Deduction										2,600									
ASSESSED VALUE										353,868									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										303,868									
TOTAL JUST VALUE										356,468									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										343,561									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516786	CO ISSUED	175,867	02/01/2006
B0516786	NEW CONSTR	175,867	02/01/2006
M10991	MECH OTHER	0	02/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2495/1323	9/09/2021	WD	Q	I	01	335,000			
GRANTOR: DZWILEFSKY JOSEPH W									
GRANTEE: BROWN TYRUS D									
1439/1977	8/28/2006	WD	Q	I		257,600			
GRANTOR: MATTAMY (JACKSONVILLE									
GRANTEE: DZWILEFSKY JOSEPH W									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W16 FSP=[YR=2006] W15 S8 E15 N8\$ S8 W15 N8 W18 S34 FGR=[YR=2006] S32 E22 N23 W17 N9 W5\$ E5 S9 E17 N1 E8 FOP=[YR=2006] S5 E8 N2 W1 N3 W7\$E7 S3 E12 N45\$ PTR=E15 STR=[YR=2019] E13 S3 FUS=[YR=2006] S6 E2 S24 W15 N26 E5 N4 E8\$ W8 S4 W5 N7\$ W15\$.									