



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	11	CLAY TILE 70
Interior Floor	14	CARPET 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	2,038	100	2,038	240,184
FGR	546	55	300	35,356
FOP	36	30	11	1,296
FOP	154	30	46	5,421
FUS	407	100	407	47,966

TOTALS	3,181		2,802	330,223
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	732.00	SF	5.20
2	0861	POOL GUNIT	0	0	0	0	312.00	SF	85.00
3	0845	KOOL DECK	0	0	0	0	604.00	SF	7.25
4	0462	ST/AL FNC	0	0	0	0	384.00	SF	10.00
5	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00
6	0911	SCRN RM A	0	0	0	0	1,323.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,802	131.4864	124.91	349,998	2006	2011	0	0	5.65	94.35
1 SINGLE FAM - 0% - 2023											
Heated Area: 2445											
HX Base Yr											

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

TOTAL OB/XF											
49,062											

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49,062											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			330,223
TOTAL MARKET OB/XF VALUE			49,062
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			434,285
SOH/AGL Deduction			0
ASSESSED VALUE			434,285
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			434,285
TOTAL JUST VALUE			434,285
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			421,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26446	SWIM POOL	18,860	09/03/2012
C17311	CO ISSUED	179,388	04/01/2006
E17225	ELEC OTHER	2,000	04/01/2006
M11406	MECH OTHER	0	04/01/2006
B17311	NEW CONSTR	179,388	04/01/2006
P10838	REPAIR/RRF	0	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2581/0691	8/01/2022	WD Q	Q	I	01
GRANTOR: ODLE BENJAMIN S & JEN					
GRANTEE: CUTSHAW JERRY L & K					
2216/1015	8/02/2018	WD Q	Q	I	02
GRANTOR: ROBERT JOHN P & LAURI					
GRANTEE: ODLE BENJAMIN S & J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W14 FOP=[YR=2012] W14 S11 E14 N11\$ S11 W14 N11 W21 S44 FGR=[YR=2006] S26 E21 N26 W21\$ E21 S2 E10 FOP=[YR=2006] S2 E8 N2 W2 N4 W5 S4 W1\$ E1 N4 E5 S4 E12 N46\$ PTR=N15 FUS=[YR=2006] N29 E18 S6 W5 S23 W13\$ S15\$.											