



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

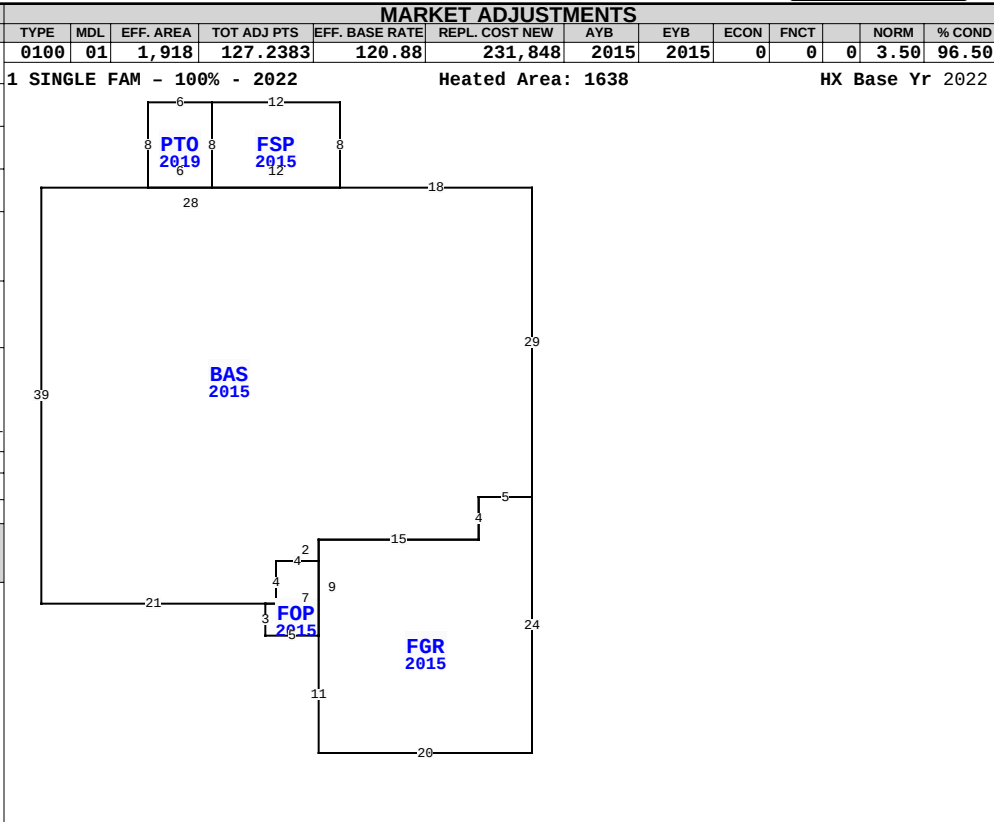
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100	1,638	191,071
FGR	420	55	231	26,946
FOP	31	30	9	1,050
FSP	96	40	38	4,432
PTO	48	5	2	234

TOTALS	2,233		1,918	223,733
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	548.00	SF	5.20	



BLD DATE	05/17/2022	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	0811	CONCRETE B	0 100	0	0	548.00	SF	5.20	5.20	100	2015	2015	3	95	2,707	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										223,733									
TOTAL MARKET OB/XF VALUE										2,707									
TOTAL LAND VALUE - MARKET										50,000									
TOTAL MARKET VALUE										276,440									
SOH/AGL Deduction										40,891									
ASSESSED VALUE										235,549									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										185,549									
TOTAL JUST VALUE										276,440									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										257,089									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429374	CO ISSUED	0	03/05/2015
B1429374	NEW CONSTR	203,261	09/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2337/0264	1/31/2020	WD	Q	I	01	220,000	
GRANTOR: ROWLEY ROBERT K & KRI							
GRANTEE: BRANTLEY STEPHEN TY							
2007/0839	10/01/2015	WD	Q	I	02	189,300	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: ROWLEY ROBERT K & K							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W18 FSP=[YR=2015] N8 W12 PTO=[YR=2019] W6 S8 E6 N8\$ S8 E12 \$ W28 S39 E21 FOP=[YR=2015] S3 E5 FGR=[YR=2015] S11 E20 N24 W5 S4 W15 S9 \$ N7 W4 S4 W1 \$ E1 N4 E4 N2 E15 N4 E5 N29\$.									