



BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	16 WD FR STUC 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 70			
Interior Wall	04 PLYWOOD 30			
Interior Floor	14 CARPET 60			
Interior Floor	11 CLAY TILE 40			
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			
BUD8 Adjustme	04 DIST 01 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 05			
NEIGHBORHOOD/LOC	5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,060	100	2,060	150,934
BAS	336	100	336	24,618
FOP	68	30	20	1,465
SFB	240	80	192	14,068
TOTALS	2,704		2,608	191,085

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2015		Heated Area: 2588					HX Base Yr 2015	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			207,121
TOTAL MARKET OB/XF VALUE			12,480
TOTAL LAND VALUE - MARKET			130,500
TOTAL MARKET VALUE			350,101
SOH/AGL Deduction			157,586
ASSESSED VALUE			192,515
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			137,515
TOTAL JUST VALUE			350,101
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,514

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/0321	5/29/2014	SW	U	I	12	145,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: SHARKEY VICTORIA G						
1915/1925	5/07/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BAC HOME LOANS SERV						

EXTRA FEATURES																
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	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	1975	1975	3	20	1,152	
2	0810	CONCRETE A	0 100	10	6	60.00	SF	6.50	6.50	100	2004	2004	3	84	328	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
4	0681	POLE SHED	0 100	30	40	1,200.00	SF	15.00	15.00	100	2006	2006	3	44	7,920	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W28 S2 W28 BAS=[YR=2004] W24 S14 SFB=[YR=2004] S10 E24 N10 W24\$ E24 N14\$ S37 E11 FOP=[YR=1993] E17 N4 W17 S4\$ N4 E17 S4 E28 N39\$ .	

LAND DESCRIPTION																								
TOTAL OB/XF 12,480																								
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	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	7.25	AC		1.00	1.00	1.00	18,000.00	18,000.00	130,500							

