

BUILDING CHARACTERISTICS

ELEMENTCD
Exterior Wall Roof Structur03
Roof Cover03
Interior Wall05
Interior Floor13
Interior Floor14
Air Condition03
Heating Type04

Bedrooms3 100
Bathrooms2.5 100
Frame02 WOOD FRAME 100

Stories Units1.
 1. 100
 0 100

Quality03 Quality Level 03
DOR CODE0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4086.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE
BAS895100895117,889
FDG4406026434,774
FOP8430253,293
FOP12630385,005
FUS938100938123,553
STP8101132
TOTALES2,4912,161284,647

CONSTRUCTION
31 HARDIE BRD 100
03 GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
LVT/LAMNT 70
CARPET 30
CENTRAL 100
AIR DUCTED 100
WOOD FRAME 100
1. 100
0 100
03 Quality Level 03
SINGLE FAMILY
MKT AREA04
4086.00
SUBAREA MARKET VALUE
117,889
34,774
3,293
5,005
123,553
132
284,647

MARKEADJUSTMENTS

TYPETOT MDLEFF. AREATOT ADJ PSEFF. BASERATEREPL. COST NEWAYBEYBNORM% COND
0320112,161138.6484131.72284,64720232023000.00100.00

1 TOWNHOUSE - 100% - 2024Heated Area: 1833HX Base Yr 2024

FUS2024
FDG2024
BAS2024
FOP2024
STP2024
FOP2024

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BY STANDARD
Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE284,647
TOTAL MARKET OB/XF VALUE2,366
TOTAL LAND VALUE - MARKET60,000
TOTAL MARKET VALUE347,013
SOH/AGL Deduction0
ASSESSED VALUE347,013
TOTAL EXEMPTION VALUE HX HB50,000
BASE TAXABLE VALUE297,013
TOTAL JUST VALUE347,013
NCON VALUE287,013
INCOME VALUE
PREVIOUS YEAR MKT VALUE60,000

SUBMITTABLE DATA

PERMIT NUMBERDESCRIPTIONAMTISSUED
230008562CO ISSUED07/05/2023
22009689NEW CONSTR274,58906/23/2022
22009692ADDITION26,34706/23/2022

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE
2652/4487/05/2023SWQI01458,900

GRANTOR:DOSTIE HOMES LLC

GRANTEE:WHITE MICHAEL GERAR

2280/01106/05/2019SWQV05172,500

GRANTOR:WILDLIGHT LLC

GRANTEE:DOSTIE HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024; ORIG=-6,-7] W24 S41 E18 N1 E6 N10 W4 N10 E4 N20 \$
BAS=[YR=2024; ORIG=-36,-7] W13 S5 D3L3 W8 S33 E18 N1 E6 N40 \$
FDG=[YR=2024; ORIG=-58,-38] E20 S22 W20 N22 \$
FOP=[YR=2024; ORIG=-60,34] E18 S7 W18 N7 \$
FOP=[YR=2024; ORIG=-49,-7] S5 D3L3 W8 N8 E6 E4 E1 \$
STP=[YR=2024; ORIG=-50,-7] N2 W4 S2 E4 \$
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LAND DESCRIPTION TOTAL OB/XF 2,366

LNUSE CLSLAND USE CAPRD LOC FRONT DEPTHTOT LND UNITDPH% TOTUNITPRICEADJUNITLANDOTHERADJUSTMENTSYEARDENSITYDECLFRZYRCNSRV
CODEDESCRPTIONZONESIZEUTADJFACTCONDADJPRICEPRICEDATAVALUEAND NOTESSYSBY

1000310C TOWNHOUSE2100PD-E0.000.001.00LT1.001.001.0060,000.0060,000.0060,000PRINTED 08/06/2024 BY SYS

REVIEW DATE 07/24/2023 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS