



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	5011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	112,937
FOP	72	30	22	1,775
FOP	160	30	48	3,872
FST	48	55	26	2,097
TOTALS	1,680		1,496	120,681

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	26	22	572.00	SF	10.50	10.50	
2	0810	CONCRETE A	0	100	8	44	352.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	
4	0681	POLE SHED	0	100	26	13	338.00	SF	3.75	3.75	
5	0811	CONCRETE B	0	100	50	12	600.00	SF	5.20	5.20	
6	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	
7	0351	CARPORT MT	0	100	26	20	520.00	SF	3.50	3.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0005	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,496	102.0000	96.90	144,962	1978	1985	0	0	16.75	83.25
1 SINGLE FAM - 100% - 1989 Heated Area: 1400 HX Base Yr 1989											

TOTAL OB/XF											
5,410											

TOTAL OB/XF											
5,410											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 4											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 120,681											
TOTAL MARKET OB/XF VALUE 5,410											
TOTAL LAND VALUE - MARKET 45,000											
TOTAL MARKET VALUE 171,091											
SOH/AGL Deduction 102,992											
ASSESSED VALUE 68,099											
TOTAL EXEMPTION VALUE HX HB WX SL 68,099											
BASE TAXABLE VALUE 0											
TOTAL JUST VALUE 171,091											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 165,560											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
2630/1813 4/10/2023 QC U I 11 100											
GRANTOR: CALDWELL ALMA MARIE											
GRANTEE: CALDWELL DEWEY PHIL											
0254/0374 12/01/1977 WD U V 5,400											
GRANTOR:											
GRANTEE:											
BUILDING NOTES											
BUILDING DIMENSIONS											
FST=[YR=1993] W8 FOP=[YR=1993] W12 BAS=[YR=1993] W36 S30 E36											
FOP=[YR=1993] E20 N8 W20 S8\$ N8 E20 N16 W20 N6\$ S6 E12 N6\$											
S6 E8 N6\$.											