

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor08SHT VINYL 50

Interior Floor14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100

Bathrooms1.5100

Frame02WOOD FRAME 100

Stories1.1.100

Units0100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,2061001,206118,707

FDG8406050449,609

FOP12304394

FSP16440666,497

FST5455302,953

TOTALS2,2761,810178,158

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10940SHEDS/POR01001410140.00SF20.1020.1010019921992320563

20811CONCRETE B010000914.00SF5.205.20100199219923643,042

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTUNITYPD TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000008RSF-10.000.001.00AC1.001.001.0080,000.0080,000.0080,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 1.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,810121.9000115.80209,598199219920015.0085.00

1 SINGLE FAM - 100% - 1993Heated Area: 1206HX Base Yr 1993

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/20/2023MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE178,158

TOTAL MARKET OB/XF VALUE3,605

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE261,763

SOH/AGL Deduction143,672

ASSESSED VALUE118,091

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE68,091

TOTAL JUST VALUE261,763

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE253,448

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSN CD SALE PRICE

0602/03587/17/1990WD U V01100

GRANTOR:ALDRIDGE HERMAN & EV

GRANTEE:SAYERS FAITH & STEV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S26 FST=[YR=1993] S6 E9 N6 W9\$ E9 S6 W9 S13
FSP=[YR=1993] S8 E18 U8 R5 W23\$ E28 N12 FOP=[YR=1993] E3N4
W3 S4\$ N33\$ PTR=E15 FDG=[YR=1994] E30 S28 W30 N28\$ W15\$.