

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms23100

Bathrooms22100

Frame02WOOD FRAME 100

Stories Units1.1.100  
0100

BUD8 Adjustme04DIST 01 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4053.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREAMARKET VALUE

BAS1,1681001,168107,711

FOP11230343,136

TOTALS1,2801,202110,847

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C010024471,128.00SF4.004.00100198719873522,346

20510GARAGE WD-01002624624.00SF35.0035.00100198719873204,368

30810CONCRETE A0100453135.00SF6.506.5010019881988354.5478

41242WD DECK A01002010200.00SF10.0010.0010020012001320400

50810CONCRETE A010000540.00SF6.506.50100201120113923,229

60351CARPORT MT01002524600.00SF10.0010.00100201120113503,000

LAND DESCRIPTIONTOTAL OB/XF13,821

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000110CSFR RURAL100OR0.000.001.00AC1.001.000.8580,000.0068,000.0068,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 1.00Total Land Value: 68,000Market: 0Agricultural: 0Common: 68,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

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

0100011,202117.6600111.78134,360198219820017.5082.50

1 SINGLE FAM - 100% - 2004Heated Area: 1168HX Base Yr 2004

BAS1993

FOP1993

BLD DATEXF DATEXFG DATE

LGL DATELAND DATEAG DATE

Sales Data

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCDPRICE

1201/19371/15/2004WDUII21120,000

GRANTOR:SMITH RICHARD & ANGEL

GRANTEE:BOWYER NANCY L & PE

1039/06812/22/2002WDUII0580,000

GRANTOR:EDWARDS OSCAR V

GRANTEE:SMITH RICHRD & ANGE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E17 FOP=[YR=1993] S8 E16 N8 W1 S2 W8 N2 W7 \$ E7 S2 E8 N2 E16 N24 \$ .

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE110,847

TOTAL MARKET OB/XF VALUE13,821

TOTAL LAND VALUE - MARKET68,000

TOTAL MARKET VALUE192,668

SOH/AGL Deduction93,895

ASSESSED VALUE98,773

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE48,773

TOTAL JUST VALUE192,668

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE187,913

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