



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

NEIGHBORHOOD/LOC	4039.00
------------------	---------

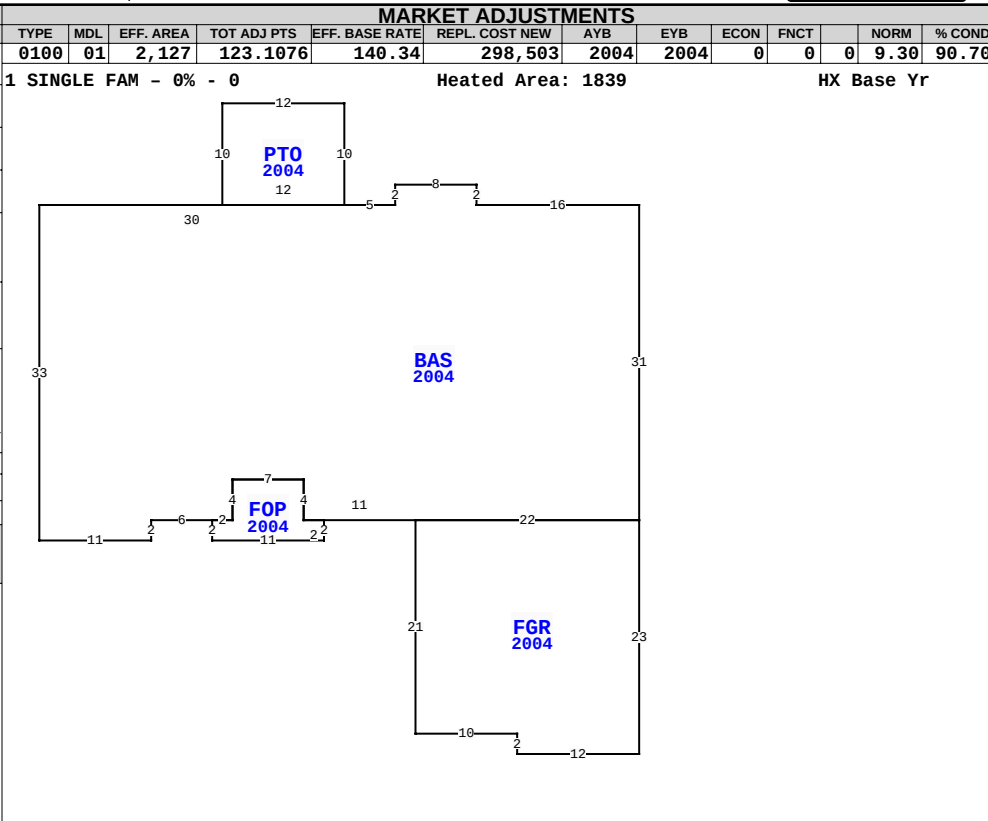
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	1,839	234,083
FGR	486	55	267	33,986
FOP	50	30	15	1,909
PTO	120	5	6	764

TOTALS	2,495		2,127	270,742
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,123.00	SF	4.80
2	0940	SHEDS/PORT	0	0	20	12	240.00	SF	25.56
3	0940	SHEDS/PORT	0	0	20	8	160.00	SF	25.56
4	0855	CONC PAVER	0	0	0	0	690.00	SF	12.00
5	0476	VF 6 SBPL	0	0	0	0	338.00	LF	38.40
6	0470	VNYL GATE	0	0	0	0	4.00	UT	360.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	RSF-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2004	2004	3	84	4,528	
100	2005	2005	3	24	1,472	
100	2005	2005	3	24	982	
100	2005	2005	3	86	7,121	
100	2005	2005	3	66	8,566	
100	2005	2005	3	66	950	

TOTAL OB/XF									
23,619									

Total Acres:	0.00	Total Land Value:	80,000	Market:	0	Agricultural:	0
--------------	------	-------------------	--------	---------	---	---------------	---

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	270,742		
TOTAL MARKET OB/XF VALUE	23,619		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	374,361		
SOH/AGL Deduction	75,965		
ASSESSED VALUE	298,396		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	298,396		
TOTAL JUST VALUE	374,361		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	316,444		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412477	NEW CONSTR	139,516	03/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2456/1629	4/21/2021	WD	Q	I	01
GRANTOR: MELLROY SHANNON D					SALE PRICE
GRANTEE: O'CONNOR ROBERT					272,000
1651/0879	12/03/2009	WD	Q	I	01
GRANTOR: OLK GERALD F & NANCY					169,900
GRANTEE: MELLROY SHANNON D					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2004] W16 N2 W8 S2 W5 PTO=[YR=2004] N10 W12 S10 E12\$ W30 S33 E11 N2 E6 FOP=[YR=2004] S2 E11 N2 W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E11 FGR=[YR=2004] S21 E10 S2 E12 N23 W22\$ E22 N31\$.									