

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,951	125.8284	166.09	490,132	1989	1993	0	0	20.79	79.21
1 SNGL FAM - 100% - 1990 Heated Area: 2566 HX Base Yr 1990											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025
INC DATE		AG DATE	MLU

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,566	100
FGR	483	55
FOP	46	30
FOP	351	30
TOTALS	3,446	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0812	CONCRETE C	0	100	0	0		4.00	100	1989	1989
2	0500	FP-PRE FAB	0	100	0	0		3,500.00	100	1989	1989

TOTAL OB/XF											
4,880											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.25	275,000.00	343,750.00	343,750							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			388,234
TOTAL MARKET OB/XF VALUE			4,880
TOTAL LAND VALUE - MARKET			343,750
TOTAL MARKET VALUE			736,864
SOH/AGL Deduction			447,427
ASSESSED VALUE			289,437
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			233,715
TOTAL JUST VALUE			736,864
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			687,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213218	REMODEL	7,000	11/01/2012
5857	NEW CONSTR	84,479	07/07/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/1117	1/31/2024	QC	U	I	11	100
GRANTOR: PARRIS ANGELA						
GRANTEE: PARRIS ANGELA						
0584/1257	12/01/1989	WD	Q	I		209,500
GRANTOR: ALMAND AMOS F JR						
GRANTEE: PARRIS NICHOLAS						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 N12 W15 FOP=[YR=1993] W37 S4 E10 R2 D3 S5 E25 N12\$ S12 W25 N5 U3 L2 W10 N5 L4 U3 W11 L4 D3 S19 W2S13 E2 S8 E15 S5 E13 FOP=[YR=1993] S2 E8 FGR=[YR=1993] S13 E21 N23 W21 S10\$N7 W6 S5W2\$ E2 N5 E6N3 E21 S4 E14 N12 E2 N16\$											