

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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			
0100	01	2,630	100.3200	100.32	263,842	1994	1994	0	0	0	15.00	85.00		
1 SINGLE FAM - 100% - 0 Heated Area: 2158 HX Base Yr														

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024
INC DATE		AG DATE	MLU

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,158	100
FGR	654	55
FOP	72	30
FSP	156	40
UOP	72	20
UOP	72	20
TOTALS	3,184	

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	Q
1	0811	CONCRETE B	0	100	0	0	872.00	SF	5.20	5.20	100	1994	1994	3
2	0810	CONCRETE A	0	100	0	0	208.00	SF	6.50	6.50	100	1994	1994	3
3	1242	WD DECK A	0	100	0	0	216.00	SF	10.00	10.00	100	1998	1998	3

TOTAL OB/XF													
4,317													

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
300,000.00	300,000.00	300,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			224,266
TOTAL MARKET OB/XF VALUE			4,317
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			528,583
SOH/AGL Deduction			333,016
ASSESSED VALUE			195,567
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			144,845
TOTAL JUST VALUE			528,583
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			518,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401253	NEW CONSTR	99,402	08/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0630/0473	7/03/1991	WD Q	Q	V		29,000

GRANTOR: HART ROBT & BILLIE
GRANTEE: WOOD WM & SHARYL W

BUILDING DIMENSIONS													
FGR=[YR=1994] W28 BAS=[YR=1994] W23 FSP=[YR=1994] W12 S13 E12 N13 \$ S13 W12 N13 W17 S13 W6 S20 E6 S13 E17 N3 UOP=[YR=1994] E12 N6 W12 S6 \$ N6 E12 S9 E17 N3 E6 N10 UOP=[YR=1994] E6 N12 W6 S12 \$ FOP=[YR=1994] W6 N12 E6 S12 \$ W6 N12 E6 N21 \$ S21 E6 S3 E22 N24 \$.													