

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1079.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,976	100	2012
FGR	452	55	2012
FOP	64	30	2012
FSP	220	40	2013
FST	20	55	2012
FST	24	55	2012
FUS	316	100	2012
PTO	255	5	2013
TOTALS	3,327		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 0%	- 0								
Heated Area: 2292						HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			501,549
TOTAL MARKET OB/XF VALUE			14,639
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			666,188
SOH/AGL Deduction			85,664
ASSESSED VALUE			580,524
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			580,524
TOTAL JUST VALUE			666,188
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			643,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131644	SCRNENC	7,000	07/12/2013
20120110	SECURITY	560	01/23/2012
20120102	H/AC	5,400	01/19/2012
20120061	NEW CONSTR	242,971	01/13/2012
20112305	FIXTURES	2,000	12/30/2011
20112286	NEW CONSTR	3,500	12/27/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2136/0372	7/27/2017	WD	Q	I	01	399,000

GRANTOR: BROYLES BRIAN & CORIN
GRANTEE: HAZARD JOHN F & DOR
1889/1743 8/14/2012 WD U I 11 100
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BROYLES BRIAN & COR

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012
2	0855	CONC PAVER	0	0	0	1,117.00	SF	10.00	10.00	100	2012
3	0911	SCRN RM A	0	0	0	258.00	SF	17.50	17.50	100	2013

BUILDING NOTES			
BLD DATE			
LGL DATE			
XF DATE			
INC DATE			
03/13/2024 MLU			

BUILDING DIMENSIONS											
BAS=[YR=2012] W15 N5 FSP=[YR=2013] N5 PTO=[YR=2013] N10 W21 D5 L6 S5 E27\$ W27 S10 E16 N2 U3 R3 E8\$ W8 D3 L3 S2 W28 S36 E2 S1 E8 N1 E3 FOP=[YR=2012] S4 E10 N4 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E12 S1 FGR=[YR=2012] S22 E6 S1 E10 N1 E5 N18 FST=[YR=2012] N4 W5 S4 E5\$ W5 N4 W6 FST=[YR=2012] N6 W4 S6 E4\$ W10\$ E6 N6 E4 S6 E11 N37\$ PTR=E15 FUS=[YR=2012] E2 N5 E9 S5 E2 S16 W2 S3 W3 S6 W6 N9 W2 N16\$ W15\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							