

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	2,484	100	2012
FGR	460	55	2012
FOP	87	30	2012
FSP	200	40	2012
FST	24	55	2012
FUS	322	100	2012
TOTALS	3,577		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2022								
Heated Area: 2806					HX Base Yr 2022						

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		559,346	
TOTAL MARKET OB/XF VALUE		67,703	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		777,049	
SOH/AGL Deduction		71,274	
ASSESSED VALUE		705,775	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		655,053	
TOTAL JUST VALUE		777,049	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		754,296	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171011	SCRNROM	10,500	04/04/2017
20142664	SCRNROM	5,820	12/18/2014
20142287	SWIM POOL	53,908	10/24/2014
20120952	ST/AL	0	05/29/2012
20120101	H/AC	6,363	01/19/2012
20120059	NEW CONSTR	2,000	01/12/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2480/1308	7/19/2021	WD Q	Q	I	01	670,000
GRANTOR: DONAHUE KEVIN C & MER						
GRANTEE: GUNDLING KEITH W &						
1805/0456	6/12/2012	WD Q	Q	I	01	363,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DONAHUE KEVIN C & M						

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	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	
2	0855	CONC PAVER	0	100	0	552.00	SF	10.00	10.00	100	2012	2012	3	92	5,078	
3	0855	CONC PAVER	0	100	0	112.00	SF	10.00	10.00	100	2012	2012	3	92	1,030	
4	0462	ST/AL FNC	0	100	0	720.00	SF	10.00	10.00	100	2012	2012	3	64	4,608	
5	0861	POOL GUNIT	0	100	0	471.00	SF	85.00	85.00	100	2015	2015	3	75	30,026	
6	0911	SCRN RM A	0	100	0	1,200.00	SF	17.50	17.50	100	2015	2015	3	65	13,650	
7	0857	SANDSTONE/	0	100	0	729.00	SF	16.00	16.00	100	2015	2015	3	98	11,431	

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

BUILDING DIMENSIONS														
BAS=[YR=2012] W14 FSP=[YR=2012] N4 W26 S4 E1 S4 E24 N4 E1\$														
W1 S4 W24 N4 W18 S39 FST=[YR=2012] S4 FGR=[YR=2012] S18 E22														
N22 W16 S4 W6\$ E6 N4 W6\$ E22 S12 E12 FOP=[YR=2012] S5 E10 N7														
W1 N3 W7 S5 W2\$ E2 N5 E7 S3 E14 N49\$ PTR= E15 FUS=[YR=2012]														
E2 N4 E10 S4 E2 S15 W2 S9 W6 N6 W6 N18\$ 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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							