

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
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
BUD8 Adjustme	02 DIST FB 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	2,002	104.8600	104.86	209,930	1980	1985	0	0	0	17.00	83.00
1 SINGLE FAM - 100% - 2025 Heated Area: 1606 HX Base Yr 2025												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025
INC DATE		AG DATE	MLU

Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	1993	1,606	139,776
FGR	441	55	1993	243	21,149
FOP	24	30	1993	7	609
FSP	240	40	1993	96	8,356
FST	91	55	1993	50	4,352
TOTALS	2,402			2,002	174,242

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							
1	0810	CONCRETE A	0	100	0	0		640.00	SF	6.50		6.50	100	1980	1980	3	30	1,248	

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES			R-1	105.00	150.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

TOTAL OB/XF																								
													1,248											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			174,242
TOTAL MARKET OB/XF VALUE			1,248
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			475,490
SOH/AGL Deduction			0
ASSESSED VALUE			475,490
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			424,768
TOTAL JUST VALUE			475,490
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			442,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7553	REPAIR/RRF	2,500	02/26/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0763/1215	6/24/1996	WD Q	Q	I		110,000
GRANTOR: SCHARCH JOHN H & MARY						
GRANTEE: SOLIS DEBORAH A						
0292/0319	5/01/1979	WD Q	Q	V		12,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W31 FSP=[YR=1993] N12 W20 S12 E20\$ W27												
FST=[YR=1993] W7 S13 FGR=[YR=1993] S21 E21 N21W21\$ E7N13\$ S13												
E14 S21 E14 FOP=[YR=1993] E6 N4 W6S4\$ N4 E6 S2 E24 N32\$.												