

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 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
Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,619	128.3400	169.41	274,275	1987	1987	0	0	16.50	83.50		
1 SNGL FAM - 0% - 0 Heated Area: 1286 HX Base Yr													

MAP NUM	MKT AREA		01
NEIGHBORHOOD/LOC	1046.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,286	100	1993
FGR	460	55	1993
FOP	16	30	1993
FOP	50	30	1993
FSP	150	40	1993
TOTALS	1,962		

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	0811	CONCRETE B	0	0	0	0	681.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,753	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1987	1987	3	20	480	
3	1242	WD DECK A	0	0	0	0	197.00	SF	10.00	10.00	100	2002	2002	3	20	394	
<b>TOTAL OB/XF 2,627</b>																	

LAND DESCRIPTION	
L N	USE CODE
1	000100

CLAS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
C	RES	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			229,020
TOTAL MARKET OB/XF VALUE			2,627
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			411,647
SOH/AGL Deduction			11,041
ASSESSED VALUE			400,606
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			400,606
TOTAL JUST VALUE			411,647
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			385,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090737	REPAIR/RRF	5,000	06/11/2009
20070856	OTHER	2,000	05/16/2007
5557	REMODEL	2,245	08/28/1989
4320	NEW CONSTR	37,000	06/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2784/1131	4/30/2025	WD	Q	I	01	489,000
GRANTOR: BRENHOLT JOHN						
GRANTEE: MALONEY PATRICK T						
2501/0650	9/30/2021	WD	Q	I	01	350,000
GRANTOR: CAIN JOHN M						
GRANTEE: BRENHOLT JOHN						

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=1993] W15 FOP=[YR=1993] W5 S10 BAS=[YR=1993] W4 S21 FGR=[YR=1993] W6 S23 E20 N11 FOP=[YR=1993] E4 N4 W4 S4 \$ N12 W14 \$ E14 S8 E4 S4 E5 S11 E16 N37 E1 N7 W36 \$ E5 N10 \$ S10 E15 N10 \$ .	