

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	03	MASONRY 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			
0500	01	3,776	117.5400	185.71	701,241	1955	1990		0	0	27.00	73.00		
1 SFR CUST - 100% - 2015 Heated Area: 3188 HX Base Yr 2015														

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2024
INC DATE		AG DATE	MLU

Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1012.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,188	100	1993	3,188	432,191
FGR	574	55	1993	316	42,839
FOP	24	30	1993	7	949
FOP	520	30	2013	156	21,149
FST	130	55	1993	72	9,761
PTO	240	5	2013	12	1,627
PTO	350	5	2013	18	2,440
STP	66	10	2009	7	949
TOTALS	5,092			3,776	511,906

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	0810	CONCRETE A	0	100	0	0	678.00	SF	6.50	6.50	100	1956	1956	3	20	881	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	21	735	
3	0825	BRICK	0	100	0	0	640.00	SF	6.25	6.25	100	1960	1960	3	36.6	1,464	
4	0861	POOL GUNIT	0	100	37	15	555.00	SF	85.00	85.00	100	1990	1990	3	20	9,435	
5	0845	KOOL DECK	0	100	0	0	833.00	SF	7.25	7.25	100	1990	1990	3	57	3,442	
6	0810	CONCRETE A	0	100	0	0	435.00	SF	6.50	6.50	100	2013	2013	3	93	2,630	
7	0462	ST/AL FNC	0	100	0	0	100.00	SF	10.00	10.00	100	2013	2013	3	68	680	
8	0825	BRICK	0	100	258	1	258.00	SF	12.50	12.50	100	2013	2013	3	98	3,161	
9	0825	BRICK	0	100	21	1	21.00	SF	12.50	12.50	100	2013	2013	3	98	257	

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		R-1	137.00	181.00	137.00	FF	1	1.20	1.00	0.90	3,200.00	2,880.00	394,560							



NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION BY				STANDARD	
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				511,906	
TOTAL MARKET OB/XF VALUE				22,685	
TOTAL LAND VALUE - MARKET				394,560	
TOTAL MARKET VALUE				929,151	
SOH/AGL Deduction				564,849	
ASSESSED VALUE				364,302	
TOTAL EXEMPTION VALUE				50,722	
BASE TAXABLE VALUE				313,580	
TOTAL JUST VALUE				929,151	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				906,877	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131709	REMODEL	5,300	07/22/2013
20131639	ADDITION	10,000	07/12/2013
20131562	REPAIR/RRF	200,000	07/05/2013
20131565	REPAIR/RRF	14,500	07/05/2013
20131102	DEMOKITCH	3,000	05/17/2013
5806B	SWIM POOL	9,000	02/19/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1856/0011	5/08/2013	WD	Q	I	02	225,000

GRANTOR: LANNON JENEAN
GRANTEE: PAGE DAVID P JR & K
0717/0182 10/28/1994 PR Q I 01 100
GRANTOR: LANNON JENEAN P/R/LAN
GRANTEE: LANNON JENEAN

BUILDING NOTES

BUILDING DIMENSIONS
PTO=[YR=2013] W24 FOP=[YR=2013] N3 W40 S3 PTO=[YR=2013] W27 S26 E5 BAS=[YR=1993] S28 E20 S3 E8 STP=[YR=2009] S6E11N6 W1 FOP=[YR=1993] U3 L1 W7 L1 D3 E9\$W10\$ E1 U3 R1 E7 D3 R1 E26N3FGR=[YR=1993] E22N31 FST=[YR=1993] N13 W10 S13 E10 \$ W10S9 W12 S22\$ N22 E12 N22 W76 S16\$ N16 E22 N10\$ S10 E40 N10\$ S10 E24 N10\$.