

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	23	REINF CONC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	70
Interior Floor	07	CORK/VTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,370	100	1993
FEP	264	80	2004
FOP	20	30	1993
UGR	300	45	1993
TOTALS	1,954		
		1,722	220,390

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,722	113.4000	149.69	257,766	1954	1995	0	0	14.50	85.50
1 SNGL FAM - 0% - 0 Heated Area: 1370 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			220,390
TOTAL MARKET OB/XF VALUE			15,171
TOTAL LAND VALUE - MARKET			446,250
TOTAL MARKET VALUE			681,811
SOH/AGL Deduction			14,973
ASSESSED VALUE			666,838
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			666,838
TOTAL JUST VALUE			681,811
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			606,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132044	DECK	1,500	08/29/2013
20101074	H/AC	6,000	06/30/2010
20071745	REPLACE WINDOWS	6,800	09/17/2007
20010603	REROOF	4,000	04/05/2001
20010363	SUNROOM ADDITION	14,000	02/27/2001
4770	ADDITION	4,000	03/24/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1733	12/11/2023	LE	U	I	11	100
GRANTOR: BRADSHAW WILLIAM S &						
GRANTEE: BRADSHAW WILLIAM MI						
2339/0051	2/10/2020	WD	Q	I	01	550,000
GRANTOR: SPENCE LINDA L						
GRANTEE: BRADSHAW WILLIAM S						

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	0855	CONC PAVER	0	0	0	0	1,446.00	SF	7.00	7.00	100	2013	2013	3	93	9,413	
2	0810	CONCRETE A	0	0	2	26	52.00	SF	6.50	6.50	100	1987	1987	3	49.5	167	
3	1241	WD DECK G	0	0	0	0	72.00	UT	11.50	11.50	100	2000	2000	3	27	224	
4	1241	WD DECK G	0	0	0	0	121.00	UT	11.50	11.50	100	2000	2000	3	27	376	
5	1131	REINFR 8	0	0	0	0	825.00	SF	6.30	6.30	100	1980	1980	3	72	3,742	
6	1242	WD DECK A	0	0	0	0	227.00	SF	10.00	10.00	100	2013	2013	3	55	1,249	
TOTALS															15,171		

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	0006	R-1	70.00	125.00	70.00	FF		1.00	1.00	0.85	7,500.00	6,375.00	446,250							