



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,168	100	1993	1,168	112,517
FGR	378	55	1993	208	20,037
FOP	9	30	1993	3	289
FUS	504	100	1993	504	48,552
UEP	193	60	2015	116	11,175
TOTALS	2,252			1,999	192,570

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	213.00	SF	6.50
3	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,999	114.8560	114.86	229,605	1990	1990		0	0	16.13	83.87
1 TOWNHOUSE - 100% - 2025 Heated Area: 1672 HX Base Yr 2025												
BLD DATE 03/19/2024 MLU												

TOTAL OB/XF												
5,463												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	RES	100	0006	R-1	0.00	0.00	1.00	UT		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		192,570	
TOTAL MARKET OB/XF VALUE		5,463	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		348,033	
SOH/AGL Deduction		0	
ASSESSED VALUE		348,033	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		297,311	
TOTAL JUST VALUE		348,033	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,316	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150408	SUNROOM	10,200	02/24/2015
20062764	REPAIR/RRF	5,500	12/18/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2600/1207	10/24/2022	WD	U	I	11	100	
GRANTOR: FOWLE BARBARA S							
GRANTEE: DASHIELL MARY F							
2585/0923	8/19/2022	WD	Q	I	01	382,000	
GRANTOR: OWENS ROSANN M							
GRANTEE: FOWLE BARBARA S							

BUILDING NOTES												
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BUILDING DIMENSIONS												
UEP=[YR=2015] W29 S9 BAS=[YR=1993] S26 FOP=[YR=1993] S6 U3 R3 U3 L3 \$ D3 R3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S18 E20 N18 W7 N3 W6 S3 W7 \$ E7 N3 E6 S3 E7 N43 W17 S4 W12 \$ E12 N4 E17 N5 \$ PTR= E30 FUS=[YR=1993] E24 S21 W24 N21 \$ W30 \$.												