

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1022.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,088	100
FOP	134	30
TOTALS	1,222	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,128	138.9660	183.44	206,920	2021	2021	0	0	1.00	99.00		
1 SNGL FAM - 100% - 2022 Heated Area: 1088 HX Base Yr 2022													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			204,851
TOTAL MARKET OB/XF VALUE			2,970
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			357,821
SOH/AGL Deduction			99,538
ASSESSED VALUE			258,283
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			207,561
TOTAL JUST VALUE			357,821
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			347,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210555	CO ISSUED	0	06/25/2021
20200555	NEW CONSTR	0	11/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/1213	6/25/2021	WD	Q	I	02	270,800
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: KLINK SALLIE J						
2326/1376	12/13/2019	WD	Q	V	05	511,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDERS						

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 PAVR	0	100	0	300.00	SF	10.00	10.00	100	2021	2021	3	99	2,970	

BUILDING NOTES			
BLD DATE			
LGL DATE			
LAND DATE 03/26/2024 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS			
BAS=[YR=2021] W26 S42 FOP=[YR=2021] S5 E26 N5 W11 N1 W4 S1 W11 \$ E11 N1 E4 S1 E11 N42 \$.			

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	DPHT 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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							