

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 Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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	850	100
FGR	253	55
FOP	55	30
FOP	121	30
TOTALS	1,279	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,041	142.8300	188.54	196,270	2019	2019	0	0	2.00	98.00	
1 SNGL FAM - 100% - 2020 Heated Area: 850 HX Base Yr 2020												

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	100	0	376.00	SF	6.50	6.50	100	2019	2019
TOTALS 2,371												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1	000100	C	RES	100		R-2	0.00	0.00	1.00	LT	1.00	1.00

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		192,345
TOTAL MARKET OB/XF VALUE		2,371
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		344,716
SOH/AGL Deduction		167,035
ASSESSED VALUE		177,681
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		121,959
TOTAL JUST VALUE		344,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190290	CO ISSUED	0	11/13/2019
20190290	TWNHOME	119,001	06/10/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2319/1607	11/18/2019	WD	Q	I	01	199,500

GRANTOR: SIMMONS 9 LLC  
GRANTEE: KREGER LEONARD A

BUILDING NOTES												
BAS=[YR=2019] W20 S5 FOP=[YR=2019] W11 S11 FGR=[YR=2019] S23 E11 FOP=[YR=2019] S8 E8 N3 W1 N2 U3 L3 W4\$ N23 W11\$ E11 N11\$ S34 E4 D3 R3 S2 E13 N44\$.												