

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
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
1	DUPLX	- 0% - 0			455,107	1998	2003	0	0	10.50	89.50

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	0	0	884.00	SF	6.50	6.50	100	1998	1998	3	73	4,195	
2	0810	CONCRETE A	0	0	0	200.00	SF	6.50	6.50	100	1998	1998	3	73	949	

QUALITY					
QUALITY	CD				
04	Quality Level 04				
0800	MULTI-FAMILY				
MAP NUM	MKT AREA				
	01				
NEIGHBORHOOD/LOC 1039.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1998	1,256	172,080
FGR	544	55	1998	299	40,965
FOP	32	30	1998	10	1,370
FOP	32	30	1998	10	1,370
FOP	120	30	1998	36	4,932
FUS	1,352	100	1998	1,352	185,233
PTO	200	5	1998	10	1,370
TOTALS	3,536			2,973	407,321

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			407,321
TOTAL MARKET OB/XF VALUE			5,144
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			712,465
SOH/AGL Deduction			238,119
ASSESSED VALUE			474,346
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			474,346
TOTAL JUST VALUE			712,465
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			593,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9710471	NEW CONSTR	134,260	05/05/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1946/1662	10/17/2014	TD	Q	I	01	335,000
GRANTOR: BARNES FRED S & JOYCE						
GRANTEE: WYLER ANDREAS & DON						
0716/1717	10/26/1994	WD	Q	V		27,100
GRANTOR: TROTMAN JOHN LEE & AN						
GRANTEE: BARNES FRED S & JOY						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=1998] W40 S5 FOP=[YR=1998] S3 BAS=[YR=1998] S33 FOP=[YR=1998] S4 E8 FGR=[YR=1998] S16 E24 N16 FOP=[YR=1998] E8 N4 W8 S4 \$ N5 W2 N2 W20 S2 W2 S5\$ N4 W8 \$ E8 N1 E2 N2 E20 S2 E2 S1 E8 N33 W40 \$ E40 N3 W40 \$ E40 N5 \$ PTR= E15 FUS=[YR=1998] E40 S22 W4 N1 W4 S21 W24 N21 W4 S1 W4 N22 \$ W15 \$.	

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	000800	C	MULTI-FAMILY	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							