



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

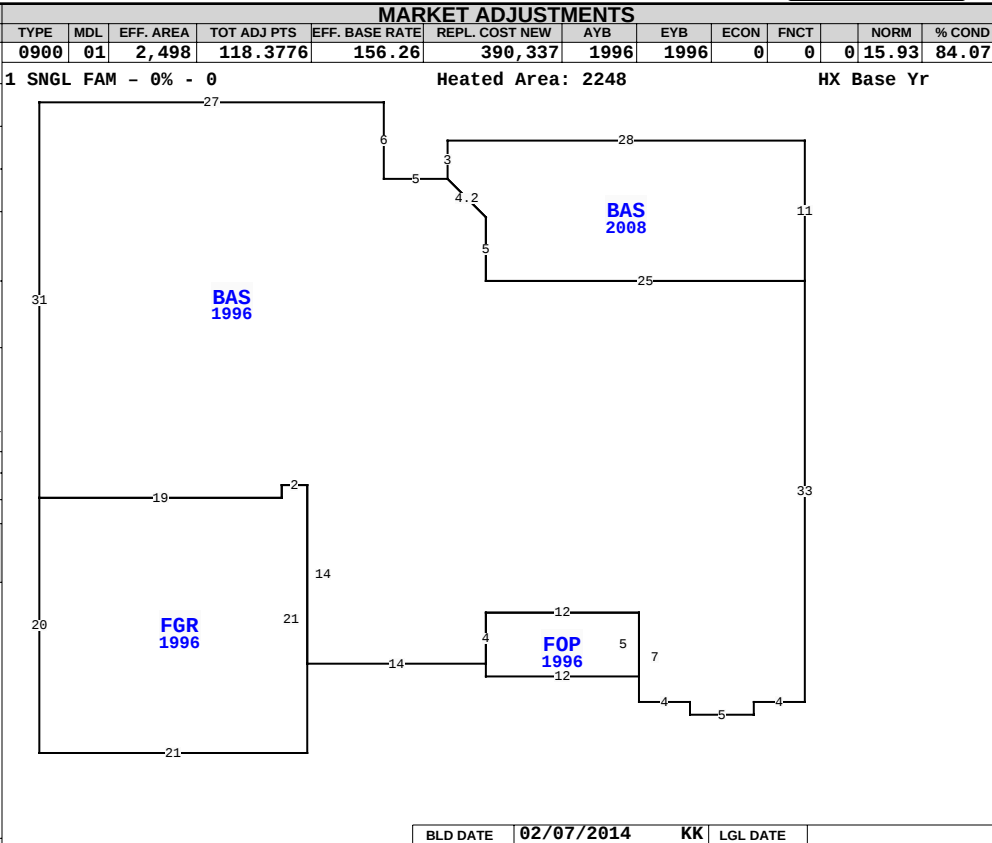
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100	1996	1,959	257,349
BAS	289	100	2008	289	37,965
FGR	422	55	1996	232	30,477
FOP	60	30	1996	18	2,365
TOTALS	2,730			2,498	328,156

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0810	CONCRETE A	0	0	0	0	805.00	SF	6.50	6.50	100	1996	1996	3	70	3,663	
3	0825	BRICK	0	0	0	0	49.00	SF	12.50	12.50	100	2000	2000	3	93	570	
4	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	2000	2000	3	20	40	

LAND DESCRIPTION			TOTAL OB/XF 6,968														
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
1	000100	C	RES	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	405,000.00	445,500.00	445,500

REVIEW DATE	10/28/2019	BY	DJA
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TOTAL OB/XF 6,968																
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1	000100	C	RES	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	405,000.00	445,500.00

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1	000100	C	RES	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	405,000.00	445,500.00

REVIEW DATE	10/28/2019	BY	DJA
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Total Acres:	0.00	Total Land Value:	445,500	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		328,156			
TOTAL MARKET OB/XF VALUE		6,968			
TOTAL LAND VALUE - MARKET		445,500			
TOTAL MARKET VALUE		780,624			
SOH/AGL Deduction		186,600			
ASSESSED VALUE		594,024			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		594,024			
TOTAL JUST VALUE		780,624			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		622,539			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122516	RE-ROOF W/ARCH SH	15,500	12/14/2012
969784	NEW CONSTR	99,466	04/29/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2378/1157	7/16/2020	WD Q	I	I	01	530,000
GRANTOR: MCKEE KELVIN KENT & V						
GRANTEE: CADE FAMILY TRUST						
1328/1509	6/27/2005	WD Q	I	I		390,000
GRANTOR: ROSENTHAL ROBERT K						
GRANTEE: MCKEE KELVIN K & VI						

BUILDING NOTES

BUILDING DIMENSIONS																
BAS=[YR=2008] W28 S3 BAS=[YR=1996] W5 N6 W27 S31 FGR=[YR=1996] S20 E21 N21 W2 S1 W19\$ E19 N1 E2 S14 E14 FOP=[YR=1996] S1 E12 N5 W12 S4\$ N4 E12 S7 E4 S1 E5 N1 E4 N33 W25 N5 U3 L3 \$ D3 R3 S5 E25 N11 \$.																