



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 80			
Exterior Wall	05	AVERAGE 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 90			
Interior Floo	11	CLAY TILE 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	1012.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1993	1,544	172,934
BAS	154	100	2008	154	17,249
FDU	357	65	1993	232	25,985
FOP	36	30	2013	11	1,232
FUS	108	100	1993	108	12,096
UDC	399	25	1993	100	11,200
UOP	24	20	1993	5	560
TOTALS	2,622			2,154	241,258

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,154	123.8720	163.51	352,201	1944	1975	0	0	0 31.50	68.50
1 SNGL FAM - 100% - 2001 Heated Area: 1806 HX Base Yr 2001											
BLD DATE	02/06/2014					KK	LGL DATE				
XF DATE							LAND DATE	03/27/2024			
INC DATE							AG DATE				

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
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1944	1944	3
2	0811	CONCRETE B	0	100	45	13	585.00	SF	5.20	5.20	100	1960	1960	3
3	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	1960	1960	3
4	0825	BRICK	0	100	0	0	313.00	SF	12.50	12.50	100	1970	1970	3
5	1242	WD DECK A	0	100	0	0	746.00	SF	10.00	10.00	100	1995	1995	3
6	1076	TRELLIS A	0	100	0	0	152.00	SF	7.50	7.50	100	2000	2000	3
7	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2009	2009	3
TOTAL OB/XF 7,190														

LAND DESCRIPTION														
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
1	000100	C	RES	100	0003	R-1	106.00	151.00	106.50	FF		1.00	1.00	1.15
TOTAL ADJ UNIT PRICE 3,200.00 ADJ UNIT PRICE 3,680.00 LAND VALUE 391,920														
OTHER ADJUSTMENTS AND NOTES														
YEAR DENSITY DECL FRZ YR CONSRV														

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		241,258	
TOTAL MARKET OB/XF VALUE		7,190	
TOTAL LAND VALUE - MARKET		391,920	
TOTAL MARKET VALUE		640,368	
SOH/AGL Deduction		427,123	
ASSESSED VALUE		213,245	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		162,523	
TOTAL JUST VALUE		640,368	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		629,356	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112315	WIRING FOR PORCH	250	01/04/2012
20112307	REROOF W/30YR SHI	4,600	12/30/2011
20112178	PORCH REMODEL	8,000	11/18/2011
20060937	REPAIR/RRF	3,668	05/01/2006
7302	REMODEL	12,600	09/08/1992
6496	REPAIR/RRF	3,800	04/19/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/1521	4/24/2024	WD U	I	I	11	100
GRANTOR: JAMESON ROSANNE G						
GRANTEE: JAMESON ROSANNE GRA						
0919/0681	2/09/2000	WD U	I			214,000
GRANTOR: JONES KAREN A & HOEL						
GRANTEE: JAMESON ROSANNE G						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2008] W11 BAS=[YR=1993] N28 W21 N3 UOP=[YR=1993] N4 W6 S4 E6\$ W14 S4\$ E12 S4 E1 FOP=[YR=2013] S6 E6 N6 W6 \$ E7 N4 E15 N14\$ S14 E11 N14\$ PTR=E10 FUS=[YR=1993] E9 S12 W9 N12\$ W10\$ PTR=N10 UDC=[YR=1993] N21 E19 FDU=[YR=1993] E17 S21 W17 N21\$ S21 W19\$ S10\$.														