

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	15	CONC BLOCK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
BUDS 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		1069.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	753	100	1993
DCK	32	10	1993
DCK	252	10	2010
FOP	22	30	1993
FOP	84	30	1993
FUS	775	100	1993
STR	9	10	1993
UOP	42	20	1993
TOTALS	1,969		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 0		Heated Area: 1528		HX Base Yr				

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000100	C	RES	0	0003	R-3	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			235,787
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			360,000
TOTAL MARKET VALUE			595,787
SOH/AGL Deduction			105,388
ASSESSED VALUE			490,399
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			490,399
TOTAL JUST VALUE			595,787
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			454,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130815	BATH REM	5,000	04/16/2013
20101268	REPAIR/RRF	2,000	08/04/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/0041	8/25/2021	DG	U	I	11	100

GRANTOR: CASON JOHN A III & DI
GRANTEE: CASON S.C. LLC
0339/0307 6/01/1981 WD Q I 65,000
GRANTOR:
GRANTEE:

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W16 DCK=[YR=1993] N4 W1 STR=[YR=1993] N3 W3 S3 E3\$ W7 S4 E8 \$ W8 S30 FOP=[YR=1993] S2 DCK=[YR=2010] S9 E5 S1 E4 N1 E2 S3 E13 N12 W3 S1 W7 N1 W14\$ E11 N2 W11\$ E11 S2 E3 S1 E7 N1 E3 N32\$ PTR=E15 FUS=[YR=1993] E24 S32 W3 S1 W7 FOP=[YR=1993] S5 UOP=[YR=1993] S3 W14 N3 E14\$ W14 N6 E14 S1\$ N1 W14 N32\$ W15\$.											