



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1073.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,009	100	1993	2,009	223,225
FEP	220	80	2007	176	19,556
FGR	575	55	1993	316	35,112
PTO	154	5	2007	8	889
UOP	64	20	1993	13	1,444
TOTALS	3,022			2,522	280,226

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,866.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0812	CONCRETE C	0	100	61	3	183.00	SF	4.00
4	0812	CONCRETE C	0	100	8	7	56.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		R1-G	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 2,522 111.7872 147.56 372,146 1985 1990 0 0 0 24.70 75.30

1 SNGL FAM - 100% - 2025 Heated Area: 2009 HX Base Yr 2025

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

05/08/2025 MLU

TOTAL OB/XF									
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1	000140	C	RES GOLF	100		R1-G	0.00	0.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		280,226	
TOTAL MARKET OB/XF VALUE		5,665	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		635,891	
SOH/AGL Deduction		0	
ASSESSED VALUE		635,891	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		585,169	
TOTAL JUST VALUE		635,891	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		573,282	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111987	WTR HTR	500	11/04/2011
20061924	REPAIR/RRF	8,750	08/16/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2700/35	3/12/2024	WD	Q	I	01
GRANTOR: JOWERS CECIL C & MARY					SALE PRICE
GRANTEE: ESPINOSA ANNEYRA					
1464/0036	12/07/2006	WD	Q	I	
GRANTOR: BYRNE THOMAS JR & JEA					417,000
GRANTEE: JOWERS CECIL C & MA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2007] W14 FEP=[YR=2007] W20 BAS=[YR=1993] W50 S41 E26 N3 UOP=[YR=1993] E8 N8 W8 S8\$ N8 E13 D2 R2 E5 R2 U2 E13 FGR=[YR=1993] S6 E23 N25 W23 S19\$ N19 W11 N11\$ S11 E20 N11\$ S11 E14 N11\$.									