



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 Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1078.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1999	1,984	254,654
FGR	400	55	1999	220	28,238
FOP	40	30	1999	12	1,540
FOP	186	30	1999	56	7,188
TOTALS	2,610			2,272	291,620

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	644.00	SF	6.50
3	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,272	111.1320	146.69	333,280	1999	1999	0	0	0	12.50	87.50
1 SNGL FAM - 100% - 2007				Heated Area: 1984				HX Base Yr 2007				

The site map illustrates a property layout with three distinct areas: FOP 1999 (top right), BAS 1999 (center right), and FGR 1999 (bottom left). The map is defined by a series of connected line segments with the following dimensions (in feet):

- Top Boundary:** 23 (left), 12 (left), 24 (top), 9 (right), 12 (right), 16 (bottom), 17 (bottom), 12 (right), 35 (right), 13 (bottom), 4 (right), 4 (right), 10 (bottom), 8 (left), 19 (top), 4 (right), 4 (right), 10 (bottom), 19 (top), 20 (right), 16 (right), 9 (top), 2 (top), 10 (top), 39 (left).
- Internal Features:**
 - A small triangular area at the top left of the FOP 1999 section has dimensions 4, 4, 6, 4, 2, 3, 2, 3.
 - A small rectangular area at the bottom center has dimensions 10, 10, 4, 4.

BLD DATE	LGL DATE
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TOTAL OB/XF									
6,253									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		291,620	
TOTAL MARKET OB/XF VALUE		6,253	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		477,873	
SOH/AGL Deduction		233,993	
ASSESSED VALUE		243,880	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		193,158	
TOTAL JUST VALUE		477,873	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		464,164	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984665	NEW CONSTR	122,591	12/15/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2472/0258	6/19/2021	LE	U	I	11
GRANTOR: SPENCE ELLEN					
GRANTEE: HAMMOND JUANITA B					
1372/0161	12/06/2005	WD	Q	I	
GRANTOR: VONK DANIEL R & SUSAN					
GRANTEE: SPENCE ELLEN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W12 FOP=[YR=1999] N9 W24 S4 E4 D3 R3 S2 E17 \$ W16 N3 W2N2 W6 N12W23 S30 FGR=[YR=1999] S22 E19 N20 W9 N2 W10 \$ E10 S2 E9 S16 E8 FOP=[YR=1999] S4 E10 N4 W10 \$ E19 S4 E13 N35 \$.									