



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100	2013	1,284	281,725
FOP	40	30	2013	12	2,633
FOP	144	30	2013	43	9,434
FUS	734	100	2013	734	161,049
STR	32	10	2013	3	658
UDU	96	55	2013	53	11,629
UST	20	45	2013	9	1,975
TOTALS	2,350			2,138	469,102

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,425.00	SF	10.00	10.00
2	0510	GARAGE WD-	0 100	10	10	100.00	SF	105.00	105.00
3	0350	CARPORT WD	0 100	10	22	220.00	SF	26.00	26.00
4	0501	FP-AVERAGE	0 100	0	0	1.00	UT	5,000.00	5,000.00

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	0005	R-2	50.00	100.00	50.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	2,138	146.1768	230.96	493,792	2013	2013	0	0
2 SFR CUST - 100% - 2024									
Heated Area: 2018									
HX Base Yr 2024									

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REVIEW DATE 11/21/2022 BY TWA Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					469,102				
TOTAL MARKET OB/XF VALUE					30,447				
TOTAL LAND VALUE - MARKET					237,500				
TOTAL MARKET VALUE					737,049				
SOH/AGL Deduction					496,757				
ASSESSED VALUE					240,292				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					189,570				
TOTAL JUST VALUE					737,049				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					678,836				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162384	CARPORT	9,373	08/30/2016
20121543	NEW CONSTR	270,000	07/16/2012
20012049	DEMOLISH OLD HOME	4,000	09/14/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2659/1479	8/09/2023	WD	Q	I	01	940,000	
GRANTOR: PIERCE FAMILY IRREVOC							
GRANTEE: WILSON EDWARD E & M							
2245/0880	11/23/2018	WD	U	I	11	100	
GRANTOR: PIERCE PHIL & BETTY R							
GRANTEE: PIERCE FAMILY IRREV							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W28 S48 E2 FOP=[YR=2013] S6 E16 STR=[YR=2013] S4 E8 N4 W8\$ E8 N6 W24\$ E26 N7 UST=[YR=2013] N5 FOP=[YR=2013] N10 W4 S10 E4\$ W4 S5 E4\$ W4 N15 E4 N26\$ PTR=E15 FUS=[YR=2013] E9 N11 E10 S11 E9 S30 W4 N8 W18 N4 W6 N18\$ W15\$ PTR= N15 UDU=[YR=2013] N8 E20 S4 W16 S4 W4\$ S15\$.									

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