

ELEMENT

CD

CONSTRUCTION

Exterior Wall

07

ASB SHNGLE 60

Exterior Wall

05

AVERAGE 40

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

09

PINE WOOD 100

Air Condition

02

WINDOW 100

Heating Type

02

CONVECTION 100

Bedrooms

2 100

Bathrooms

1 100

Frame

02

WOOD FRAME 100

Stories

1. 100

Units

0 100

BUD8 Adjustme

02

DIST FB 100

Occupancy

00

NONE 100

Quality

02

Quality Level 02

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1009.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

768

100

1993

768

53,878

FEP

112

80

1998

90

6,314

UST

105

45

1998

47

3,297

TOTALS

985

905

63,490

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

% COND

OB/XF MKT VALUE

NOTES

1

0819

CONC 12"

0

0

4

3

12.00

SF

9.50

100

1980

1980

3

30

34

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

RES

0

0006

R-2

50.00

100.00

50.00

FF

1.00

1.00

1.00

2,700.00

2,700.00

135,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 135,000

Market: 0

Agricultural: 0

Common: 135,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

905

91.1088

91.11

82,455

1930

1985

0

0

0

23.00

77.00

1 SINGLE FAM - 0% - 0

Heated Area: 768

HX Base Yr

15

7

7

15

9

32

32

20

4

7

7

16

16

UST
1998

BAS
1993

FEP
1998

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

63,490

TOTAL MARKET OB/XF VALUE

34

TOTAL LAND VALUE - MARKET

135,000

TOTAL MARKET VALUE

198,524

SOH/AGL Deduction

73,413

ASSESSED VALUE

125,111

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

125,111

TOTAL JUST VALUE

198,524

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

170,663

PERMIT NUM

DESCRIPTION

AMT

ISSUED

10529

REMODEL

3,865

06/09/1997

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1544/1869

1/07/2008

WD

Q

I

01

100

GRANTOR: DAVIS JOHN B JR

GRANTEE: DAVIS JOHN B JR & C

1000/0516

7/30/2001

WD

Q

I

01

100

GRANTOR: TURNER CYNTHIA E DAVI

GRANTEE: DAVIS JOHN B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UST=[YR=1998] N7 W15 S7 E15 \$ W15 S32 E4
FEP=[YR=1998] S7 E16 N7 W16 \$ E20 N32 \$.