



BUILDING CHARACTERISTICS

| ELEMENT          | CD               | CONSTRUCTION         |
|------------------|------------------|----------------------|
| Exterior Wall    | 05               | AVERAGE 100          |
| Roof Structur    | 03               | GABLE/HIP 100        |
| Roof Cover       | 03               | COMP SHNGL 100       |
| Interior Wall    | 05               | DRYWALL 100          |
| Interior Floo    | 08               | SHT VINYL 80         |
| Interior Floo    | 14               | CARPET 20            |
| Air Condition    | 03               | CENTRAL 100          |
| Heating Type     | 04               | AIR DUCTED 100       |
| Bedrooms         |                  | 3 100                |
| Bathrooms        |                  | 1 100                |
| Frame            | 02               | WOOD FRAME 100       |
| Stories          | 1.               | 1. 100               |
| Units            |                  | 0 100                |
| 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          |
| BAS              | 900              | 100                  |
| FOP              | 70               | 30                   |
| UOP              | 12               | 20                   |
| YEAR             | TOT ADJ AREA     | SUBAREA MARKET VALUE |
| 1993             | 900              | 82,775               |
| 1993             | 21               | 1,931                |
| 1993             | 2                | 184                  |
| TOTALS           | 982              | 923 84,891           |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| 0100 | 01  | 923       | 110.8080    | 110.81         | 102,278        | 1930 | 1985 | 0    | 0    | 0 17.00 | 83.00  |

1 SINGLE FAM - 0% - 0

Heated Area: 900

HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

|                           |           |
|---------------------------|-----------|
| VALUATION BY              | STANDARD  |
| Tax Group: 2              | Tax Dist: |
| BUILDING MARKET VALUE     | 84,891    |
| TOTAL MARKET OB/XF VALUE  | 1,841     |
| TOTAL LAND VALUE - MARKET | 135,000   |
| TOTAL MARKET VALUE        | 221,732   |
| SOH/AGL Deduction         | 11,496    |
| ASSESSED VALUE            | 210,236   |
| TOTAL EXEMPTION VALUE     | 0         |
| BASE TAXABLE VALUE        | 210,236   |
| TOTAL JUST VALUE          | 221,732   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 192,807   |

PERMIT NUM

DESCRIPTION

AMT

ISSUED

|      |            |        |            |
|------|------------|--------|------------|
| 5612 | REPAIR/RRF | 17,900 | 10/05/1989 |
|------|------------|--------|------------|

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 2535/1960         | 9/09/2021 | WD        | U   | I   | 11     | 100        |

GRANTOR: MITCHELL GLYNN B

GRANTEE: MITCHELL TYRELL

|           |           |    |   |   |  |        |
|-----------|-----------|----|---|---|--|--------|
| 1310/0068 | 4/15/2005 | WD | Q | I |  | 68,000 |
|-----------|-----------|----|---|---|--|--------|

GRANTOR: SUMMERSON BEVERLY M

GRANTEE: MITCHELL GLYNN B &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UOP=[YR=1993] N3 W4 S3 E4 \$ W18 S36  
FOP=[YR=1993] S5 E14 N5 W14\$ E25 N36\$.

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   | 0810       | CONCRETE A  | 0 0     | 0 0 | 476.00 | SF | 6.50  | 6.50           | 100       | 1991    | 1991        | 3 | 59.5   | 1,841           |       |

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025 MLU

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP    | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH 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

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