

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

19

COMMON BRK 60

Exterior Wall

05

AVERAGE 40

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

13

LVT/LAMNT 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame

03

MASONRY 100

Stories

1.5

1.5 100

Units

0 100

BUD8 Adjustme

02

DIST FB 100

Occupancy

00

NONE 100

Quality

06

Quality Level 06

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

1,228

100

1993

1,228

130,291

FGR

384

55

2020

211

22,387

FOP

108

30

2020

32

3,395

FUS

252

100

1993

252

26,738

TOTALS

1,972

1,723

182,810

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,723

140.5300

140.53

242,133

1940

1985

0

0

0

24.50

75.50

1 SINGLE FAM - 0% - 2025

Heated Area: 1480

HX Base Yr

40

18

7

3

10

3

14

6

4

27

30

36

18

14

18

14

18

18

6

18

6

10

BAS

1993

FGR

2020

FOP

2020

FUS

1993

NASSAU COUNTY PROPERTY

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2

VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

182,810

TOTAL MARKET OB/XF VALUE

600

TOTAL LAND VALUE - MARKET

135,000

TOTAL MARKET VALUE

318,410

SOH/AGL Deduction

0

ASSESSED VALUE

318,410

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

318,410

TOTAL JUST VALUE

318,410

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

285,185

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20040972

H/AC

3,000

05/27/2004

20034144

H/AC

2,000

11/17/2003

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U / I /

V I /

RSN CD

SALE PRICE

2751/1263

11/19/2024

WD Q

I

01

407,500

GRANTOR: FRAZIER MATTHEW

GRANTEE: LAWTON ANDREW HUNT

2382/1866

8/06/2020

WD Q

I

02

265,000

GRANTOR: PETERS ANDREW

GRANTEE: FRAZIER MATTHEW

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W14 BAS=[YR=1993] W3 N10 W7 S3 W18 S40 E2
FOP=[YR=2020] S6E18 N6 W18 \$ E30 N27 W4 N6 \$ S6 E4 S30E10 N36
\$ PTR= E10 FUS=[YR=1993] E14 S18 W14 N18 \$ W10 \$.

LAND DESCRIPTION

TOTAL OB/XF

600

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

03/24/2021

BY

RK

Total Acres: 0.00

Total Land Value: 135,000

Market: 0

Agricultural: 0

Common: 135,000

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