

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,878	100	2015
FGR	935	55	2015
FOP	65	30	2015
FOP	87	30	2015
FOP	486	30	2015
TOTALS	4,451		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	- 2017								
Heated Area: 2878					HX Base Yr 2017						

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	1,018,533		
TOTAL MARKET OB/XF VALUE	11,151		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	1,329,684		
SOH/AGL Deduction	609,179		
ASSESSED VALUE	720,505		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	669,783		
TOTAL JUST VALUE	1,329,684		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,351,827		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529991	CO ISSUED	0	12/11/2015
B1529991	NEW CONSTR	381,973	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2025/1206	1/25/2016	WD Q	Q	I	01	689,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: CHRISTENSEN MARY MA						
1960/1924	2/02/2015	SW Q	Q	V	01	157,500
GRANTOR: PRESERVE OF AMELIA IS						
GRANTEE: RIVERSIDE HOMES OF						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
2	0855	CONC PAVER	0	100	0	1,364.00	SF	7.00	7.00	100	2015	2015	3	95	9,071	
3	0855	CONC PAVER	0	100	0	24.00	SF	7.00	7.00	100	2015	2015	3	95	160	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015] W21 FOP=[YR=2015] W19 S21 W19 D3 R3 S3 D5 R5 E11 N5 U3 R3 E5 N13 E11 N11 S11 W11 S13 W5 D3 L3 S5 W11 U5 L5 N3 U3 L3 W5 D3 L3 S41 E5 S1 E7 N1 E2 FOP=[YR=2015] S3 E11 N9 W9 S6 W2 S2 E2 N6 E9 D3 R3 E4 U3 R3 E1 FGR=[YR=2015] S5 D9 R9 S20 E5 S2 E12 N2 E5 N24 FOP=[YR=2015] N13 W5 S13 E5 S5 W5 N13 W5 U7 L7 D7 L7 W7 S3 S3 E7 U7 R7 D7 R7 E10 N56\$.	

LAND DESCRIPTION		TOTAL OB/XF															11,151							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							