

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,141	100	2002
FEP	173	80	2010
FGR	416	55	2002
FOP	33	30	2002
FUS	411	100	2002
TOTALS	3,174		
		2,929	627,878

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%	- 2021							
					Heated Area: 2552	HX Base Yr 2021					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			627,878
TOTAL MARKET OB/XF VALUE			5,962
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			808,840
SOH/AGL Deduction			286,160
ASSESSED VALUE			522,680
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			471,958
TOTAL JUST VALUE			808,840
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			780,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108901	NEW CONSTR	200,000	10/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/0615	6/02/2022	LE	U	I	11	100
GRANTOR: MORGAN LINDA BETH						
GRANTEE: L MORGAN TRUST						
2379/1160	7/24/2020	WD	Q	I	01	545,000
GRANTOR: STEGMAIER OTTO C & CY						
GRANTEE: MORGAN LINDA BETH						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	573.00	SF	5.20	5.20	100	2002	2002	3	80	2,384	
3	0810	CONCRETE A	0	100	0	116.00	SF	6.50	6.50	100	2002	2002	3	80	603	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W17 FEP=[YR=2010] W24 D3 R3 S5 E21 N8\$ S8 W21 N5 L3 U3 W15S49 E12 FOP=[YR=2002] S2 E9 N2 W2 N3W5S3W2\$ E2 N3 E5 S3 E12 N4 E5 FGR=[YR=2002] S5 E20 N21 W19 S4 W1 S12\$ N12 E1 N4 E19 N29\$ PTR= E15 FUS=[YR=2002] E12 S15 E5 S14 E4 S3 W7 N5 W14 N27\$ W15\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							