

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	6																
Exterior Wall	30	VINYL 100	0800	02	2,199	117.6000	99.96	219,812	2003	2003	0	0	0	50.00	50.00	VALUATION BY																
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 2005										Heated Area: 2046					HX Base Yr 2005					STANDARD									
Roof Cover	03	COMP SHNGL 100	7 22 12 UOP 2015 12 USP 2015 7 22 40 26 31 BAS 2004 31 66																				Tax Group: 6									
Interior Wall	05	DRYWALL 100																					Tax Dist:									
Interior Floo	14	CARPET 90																					BUILDING MARKET VALUE									
Interior Floo	08	SHT VINYL 10																					TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE									
Bedrooms		3 100																					SOH/AGL Deduction									
Bathrooms		2 100																					ASSESSED VALUE									
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE									
Stories	1.	1. 100																					BASE TAXABLE VALUE									
Units		0 100																					TOTAL JUST VALUE									
																NCON VALUE																
																INCOME VALUE																
																PREVIOUS YEAR MKT VALUE																
																276,211																
																</																

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floor

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

30

03

VINYL 100
GABLE/HIP 100

03

05

COMP SHNGL 100
DRYWALL 100

14

08

CARPET 90
SHT VINYL 10

03

04

CENTRAL 100
AIR DUCTED 100

3 100
2 100

02

WOOD FRAME 100

1.

1. 100
0 100

03 Quality Level 03

0200MOBILE HOME

MKT AREA

08

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

UOP

1,782

264

100

25

2004

2015

1,782

66

92,627

3,430

TOTALS

2,046

1,848

96,058

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

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

REVIEW DATE

01/12/2024

BY

KBA

Total Acres:

5.00

Total Land Value:

97,500

Market:

0

Agricultural:

0

Common:

97,500

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,848

117.6000

99.96

184,726

2004

2004

0

0

0

48.00

52.00

2 M/H 94+ - 100% - 2005

Heated Area: 1782

HX Base Yr 2005

UOP

2015

BAS

2004

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

NASSAU COUNTY PROPERTY

PAGE 2 of 2

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

205,964

7,223

97,500

310,687

105,372

205,315

55,722

149,593

310,687

0

276,211

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

1361/0974

10/25/2005

WD

U

I

07

100

GRANTOR: BURKE SHIRLEY

GRANTEE: BURKE SHIRLEY & DAV

1300/0511

3/07/2005

WD

Q

I

01

60,000

GRANTOR: BURKE SHIRLEY

GRANTEE: PURVIS DAVID

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W33 UOP=[YR=2015] N12 W22 S12 E22\$ W33 S27 E66 N27\$.