



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

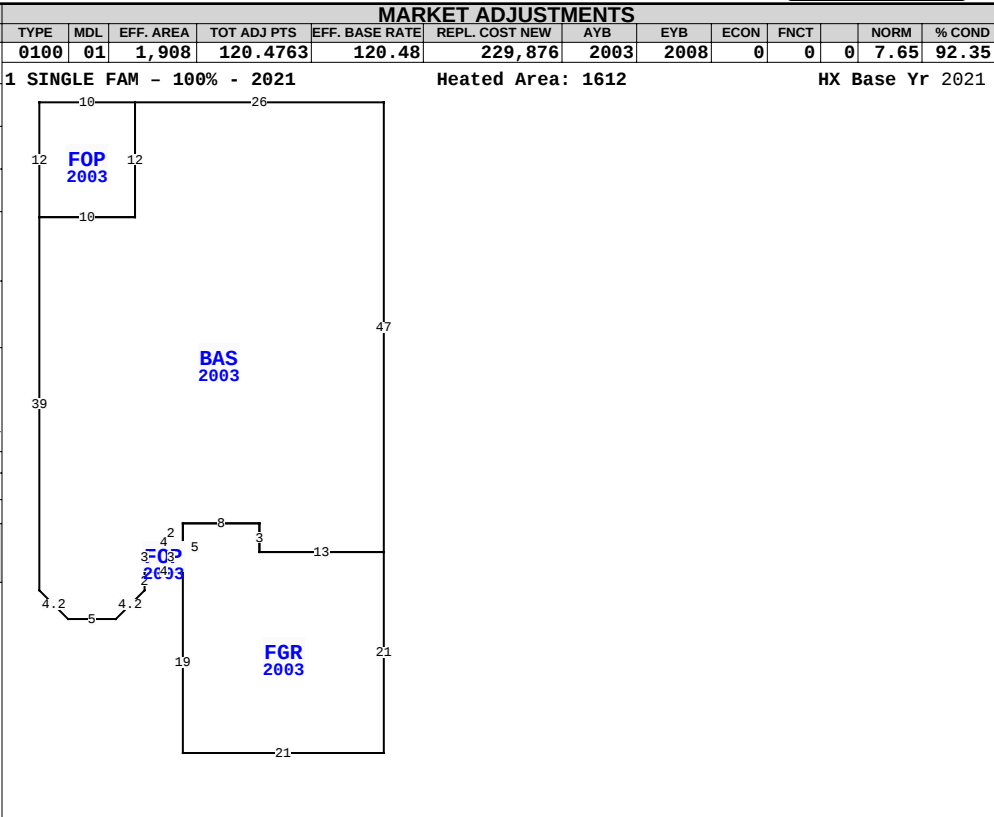
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4044.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2003	1,612	179,357
FGR	465	55	2003	256	28,484
FOP	12	30	2003	4	445
FOP	120	30	2003	36	4,005

TOTALS	2,209			1,908	212,290
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	642.00	SF	5.20
3	0810	CONCRETE A	0	100	12	11	132.00	SF	6.50



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	642.00	SF	5.20	5.20	100	2003	2003	3	82	2,737	
3	0810	CONCRETE A	0	100	12	11	132.00	SF	6.50	6.50	100	2003	2003	3	82	704	

LAND DESCRIPTION										TOTAL OB/XF										6,451	
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	LA VAL				
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00					

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY					Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE										212,290				
TOTAL MARKET OB/XF VALUE										6,451				
TOTAL LAND VALUE - MARKET										65,000				
TOTAL MARKET VALUE										283,741				
SOH/AGL Deduction										114,040				
ASSESSED VALUE										169,701				
TOTAL EXEMPTION VALUE					HX HB					50,722				
BASE TAXABLE VALUE										118,979				
TOTAL JUST VALUE										283,741				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										274,285				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009237	REPAIR/RRF	9,900	10/02/2020
00310833	NEW CONSTR	122,757	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2782/1414	4/22/2025	LE	U	I	11	100	
GRANTOR: OSBORNE WILLIAM KEITH							
GRANTEE: OSBORNE KYLE JASON							
2333/1155	1/21/2020	WD	Q	I	02	225,000	
GRANTOR: COYLE MICHAEL J & REB							
GRANTEE: OSBORNE WILLIAM KEI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W26 FOP=[YR=2003] W10 S12 E10 N12 \$ S12 W10 S39 R3 D3 E5 U3 R3 N2 FOP=[YR=2003] E4 FGR=[YR=2003] S19 E21 N21 W13 N3 W8 S5 \$ N3 W4 S3 \$ N3 E4 N2 E8 S3 E13 N47 \$.									