



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8011.00
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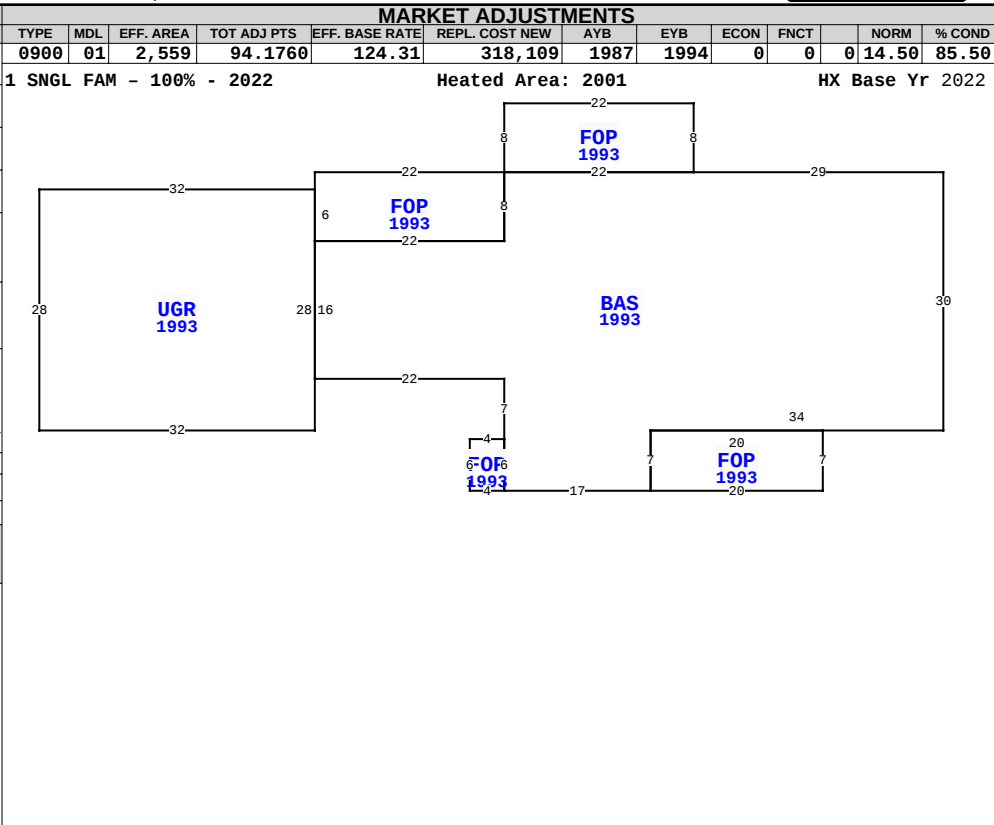
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	1993	2,001	212,676
FOP	24	30	1993	7	744
FOP	140	30	1993	42	4,464
FOP	176	30	1993	53	5,633
FOP	176	30	1993	53	5,633
UGR	896	45	1993	403	42,833

TOTALS	3,413			2,559	271,983
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0500	FP-PRE FAB	0 100	0	0
2	0300	BOAT DCK W	0 100	12	8
3	0681	POLE SHED	0 100	50	25

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0006



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

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	1994	1994	3	74	2,590	
2	0300	BOAT DCK W	0 100	12	8	96.00	SF	40.00	40.00	100	2005	2005	3	36	1,382	
3	0681	POLE SHED	0 100	50	25	1,250.00	SF	15.00	15.00	100	2011	2011	3	60	11,250	

TOTAL OB/XF																15,222
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
1	000100	C	RES	100	0006	OR	0.00	0.00	2.18	AC		1.00	1.00	1.00	35,000.00	35,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		271,983	
TOTAL MARKET OB/XF VALUE		15,222	
TOTAL LAND VALUE - MARKET		76,300	
TOTAL MARKET VALUE		363,505	
SOH/AGL Deduction		37,328	
ASSESSED VALUE		326,177	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		275,455	
TOTAL JUST VALUE		363,505	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,567	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009267	NEW SHINGLES	22,950	07/15/2021
7465	NEW CONSTR	7,000	06/07/1991
6484	ADDITION	53,665	05/24/1990
3025	NEW CONSTR	0	04/01/1988
4854	NEW CONSTR	10,320	04/01/1988
5038	NEW CONSTR	450	04/01/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2500/1282	9/27/2021	WD	Q	I	02	369,900	
GRANTOR: REDMAN JOHN B & NINA							
GRANTEE: HAGINS JOSEPH J JR							
0529/0151	10/19/1987	WD	Q	V		11,100	
GRANTOR: BARCO CHARLES & L L							
GRANTEE: REDMAN JOHN & M A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W29 FOP=[YR=1993] N8 W22 S8 E22\$ W22									
FOP=[YR=1993] W22 S2 UGR=[YR=1993] W32 S28 E32 N28\$ S6 E22									
N8\$ S8 W22 S16 E22 S7 FOP=[YR=1993] W4 S6 E4 N6\$ S6 E17									
FOP=[YR=1993] E20 N7 W20 S7\$ N7 E34 N30\$.									